

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/17/2018	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2018-6759	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1801-03	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Carmel West Phase 2, Section 4; a 35.908-acre tract of land out of the Joseph Wehl Survey 8, Abstract No. 802 in Travis County, Texas.

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**LOCATION:**

The property is located within the city limits, generally east of Weiss Lane, west of a tributary of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls, and generally east of Weiss High School.

**ZONING:**

The land encompassing the overall Carmel development, formally known as “Wildflower”, has been located in the City’s ETJ until recently, and planned as a single family development within a Municipal Utility District (MUD). In 2015, the former development agreements were amended to establish Phase 1 of the proposed development as an in-city MUD. Following approval of the development agreement, Phase 1 was annexed and rezoned to the Agriculture/Conservation (A) zoning district (ORD No. 1246-16-02-23). In June 2016, approximately 45.5 acres of the Carmel Phase 1 development was rezoned to the Single Family Mixed Use (SF-MU) district and approximately 240.7 acres was rezoned to the Single Family Residential (SF-R) district (ORD No. 1267-16-06-28). The final plat area includes lots within both zoning districts.

**REQUEST:**

The final plat consists of 86 single-family residential lots, 5 private open space and landscape lots, 1 private drainage and utility easement lot, 2 private amenity lots, and 4 public streets. Landscape lots and Wall, Fence, & Landscape easements are provided on the side of lots along Wolf Pack Drive and backing up to the amenity area in order to establish additional setback and enhanced streetscape. The private open space lots located in Blocks T, U, and Y contain a 10-ft hike and bike trail and will provide pedestrian connectivity to break up the blocks. The configuration of this section is consistent with the recently approved preliminary plan.

The single family lots will primarily be traditional, front loaded garages with driveway access from the public streets. Lots along Wolf Pack Drive will have a slip road and landscaping along the front of the lots in order to reduce the number of residential driveways directly accessing the collector level streets. The slip road and landscaping will be located within the 30’ access easement depicted across the lots and will be maintained by the HOA.

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### **TRANSPORTATION:**

Access into this section of the development will be from Wolf Pack Drive, a collector level roadway extending from Weiss Lane along the north side of the school district property. This final plat will not be recorded until Wolf Pack Drive up to this section has been accepted, or fiscal is provided for the roadway.

This final plat includes segments of Arcata Avenue, Calipatria Lane, Folsom Avenue, and an extension of Wolf Pack Drive. The segment of Wolf Pack Drive included within this plat will have a six foot wide sidewalk along both sides of the street. Sidewalk along the remaining streets within the final plat will have a 4 foot wide sidewalk.

### **UTILITIES:**

Water and wastewater utility service will be provided by the City of Pflugerville, through Travis County Municipal Utility District No. 23, an in-city MUD per the development agreement. A lift station in the eastern portion of Phase 1, will provide the infrastructure necessary to pump wastewater to Weiss Ln.

### **PARKS:**

Carmel is a master planned community with planned parkland and open space throughout the development. In total 51.6 acres of land located outside of the floodplain will be dedicated as parkland, a dedication which is expected to be approximately 5.7 acres above the minimum requirement. In addition, 126.6 acres of open space within the floodplain, and 25.3 acres of open space encumbered by existing utility easements will also be dedicated as open space. Five tracts totaling 77.53 acres located adjacent to the northern extent of 1849 Park were dedicated in May 2017.

No public parkland is included with this final plat. Private open space is provided within this section through the two amenity area lots, drainage and public utility easement lot, open space pass through lots, and landscape lots. The amenity area is a private HOA owned and maintained lot that will contain the neighborhood amenity center and a continuation of the hike and bike trail. The open space pass through lots will contain a 10-ft wide hike and bike trail to provide mid-block pedestrian connectivity between the sections and provide a pedestrian route to the amenity area. Sidewalks are provided along both sides of all streets included in the boundary of the final plat, and continue a pedestrian route that will connect residents to future open space and park areas within and adjacent to the Carmel development.

### **STAFF RECOMMENDATION:**

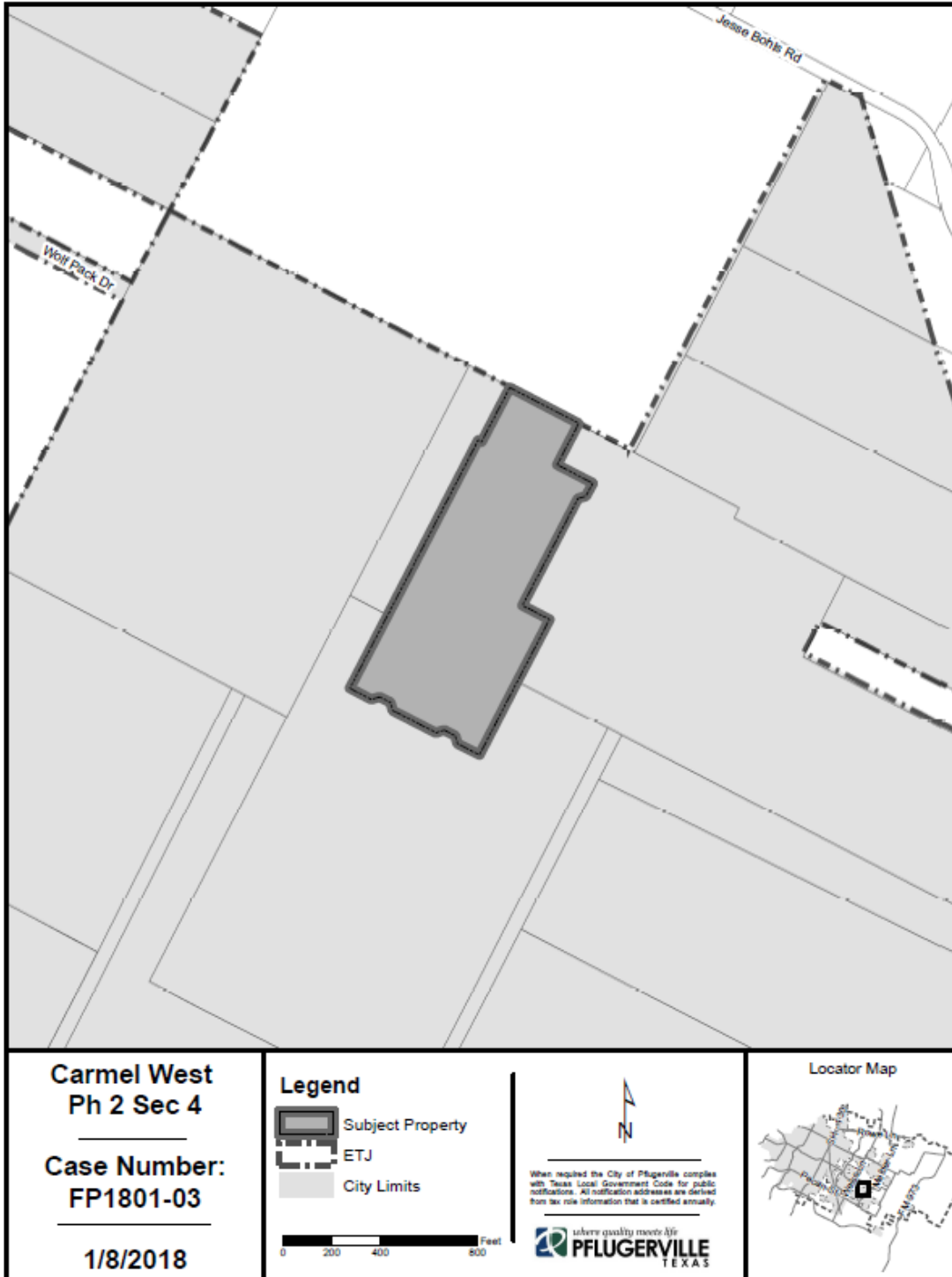
The final plat meets the minimum state and local requirements, is consistent with the development agreement and preliminary plan. Staff recommends approval.

### **ATTACHMENTS:**

- Location Map
- Location of Carmel Parkland per Development Agreement
- Carmel Phase 2, Section 4 Final Plat (separate attachment)

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**LOCATION MAP:**



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**LOCATION OF CARMEL PARKLAND PER DEVELOPMENT AGREEMENT**

Exhibit K – City Land Plan  
Per Section 2.3

