

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/16/2019	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-7836	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP1903-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Carmel West Phase 3, Section 1; a 44.098-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Weihl Survey No. 8, Abstract No. 802 in Travis County, Texas. (FP1903-01)

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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 184 single-family residential lots, with 61 lots located in the SF-MU district and the remaining in the SF-R district. Additional private open space lots are included within the plat and will be owned and maintained by the HOA. A total of 10 public streets are within this section, including extensions of Wolf Pack Dr. and Pleasanton Pkwy. 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 A, D, and E contain a 10-ft hike and bike trail and will provide pedestrian connectivity to break up the blocks. Lots along the south side of Pleasanton Pkwy are private parkland and landscape lots that will provide an enhanced streetscape adjacent to 1849 Park.

The single family lots will primarily be traditional, front loaded garages with driveway access from the public streets. Lots along Wolf Pack Drive and Pleasanton Pkwy are within the SF-MU district and 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 extensions of Wolf Pack Drive and Pleasanton Pkwy, two collector level roadways extending from Weiss Lane. In addition, this final plat includes segments of the following local roads: Chino Lane, Coalinga Lane, Portnoy Lane, Folsom Avenue, Golden Bough Lane, Orinda Lane, and Eden Laurel Drive. The segment of Wolf Pack Drive and Pleasanton Pkwy 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:**

The overall Carmel development contains an in-city MUD and an ETJ MUD, both of which are governed by a single development agreement (with amendments) to establish a master planned community. As part of the most recent amendment to the development agreement, parkland, park development fees, and trails are accounted for across the development. The agreement identifies 83.6 acres to be dedicated towards open space outside of the floodplain, 154.02 acres of open space within the floodplain, and 25.03 acres of open space encumbered by existing electric and gas utility easements. Trails are provided throughout the open space areas to create a regional trail system east of SH 130. As part of the land dedication requirement, land adjacent to 1849 Park was to be dedicated with the first preliminary plan. Approximately 77.5 acres of parkland was conveyed to the city in May and June 2017.

No public parkland is included with this final plat. Private open space is provided within this section through three open space lots that will contain a 10-ft wide hike and bike trail to provide mid-block pedestrian connectivity between the sections, three private parkland lots along the south side of Pleasanton Pkwy, one open space lot along the north side of Wolf Pack Dr, and seven landscape lots located throughout the subdivision. 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:**

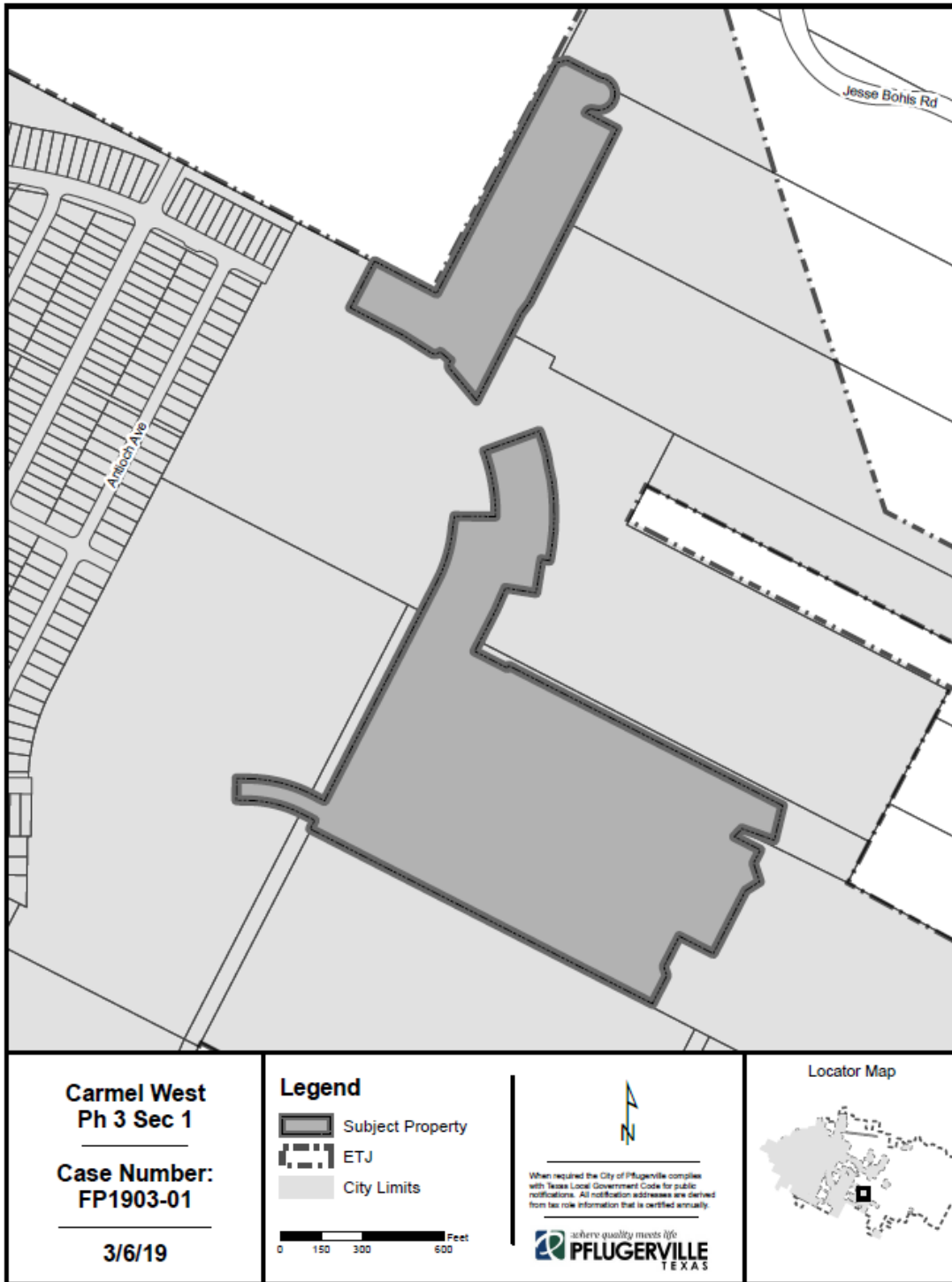
The final plat meets the minimum state and local requirements, is consistent with the development agreement and preliminary plan. Staff recommends approval.

### **ATTACHMENTS:**

- Location Map
- Location of Carmel Parkland per Development Agreement
- Carmel Phase 3, Section 1 Final Plat (separate attachment)

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**LOCATION MAP:**



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**LOCATION OF CARMEL PARKLAND PER DEVELOPMENT AGREEMENT**

Substitute Exhibit K – City Land Plan

