

STAFF REPORT

Planning and Zoning:	2/3/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2019-7951	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1904-04	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Carmel West Phase 3 Section 2; an approximate 105.261-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496 and Joseph Wiehl Survey No. 8, Abstract No. 802; in Pflugerville Texas. (FP1904-04)

LOCATION: The property is located within the eastern extent of Carmel West, east of Weiss Ln, south of Jesse Bohls Rd, north of the 1849 Park.

ZONING:

Single Family Mixed Use (SF-MU), Single Family Residential (SF-R), and Agricultural/Development Reserve (A) districts. A rezoning was approved by City Council on 1/28/2020 (ORD No. 1428-20-01-28) to address recently annexed land and adjustments to the land plan per a recent amendment to the development agreement.

ANALYSIS:

The final plat consists of 198 single-family residential lots, with 22 lots located in the SF-MU district and the remaining in the SF-R district. Additional private open space/landscape lots are included within the plat and will be owned and maintained by the HOA. Wall, Fence, & Landscape easements are provided on the rear of lots along Wolf Pack Drive and backing up to prominent views from the parkland areas in order to establish an enhanced streetscape. The private open space lots located in Blocks A, K, and C 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 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 street. The slip road and landscaping will be located within the 30' access easement depicted across the lots and will be maintained by the HOA.

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. This final plat includes a segment of Pleasanton Pkwy and the following local roads: Avila Way, Cipremont Lane, Coalinga Lane, Covina Lane, Palo Corona Lane, Pismo Lane, Pleasanton Cove, and Portnoy Lane. Two small segments of Melber Lane and Jesse Bohls Road right of way have also been included with this final plat. The segment of Pleasanton Pkwy and Melber Lane included within this plat will have a six foot wide sidewalk along both

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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 entire development. Required land dedications as required by the development agreement have been provided and further dedications have been provided with individual final plats.

The final plat includes a dedication of Lot 82A, Block A, a 60.03-acre tract for public parkland along the creek as required by the development agreement. A 10' wide hike and bike trail is depicted along the extent of the parkland with trail heads proposed throughout the development to increase pedestrian connectivity. Lot 82B, Block A is a 1.7-acre tract that is physically connected to the larger parkland tract but will be privately owned/maintained by the HOA for higher level maintenance purposes.

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
- Carmel West Phase 3, Section 2 Final Plat (separate attachment)

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LOCATION MAP:

