



City of Pflugerville

Legislation Text

File #: 2017-6410, **Version:** 1

Approving a Final Plat for Carmel West Phase 2, Section 2; a 28.36-acre tract of land out of the Joseph Weihl Survey 8, Abstract No. 802 in Travis County, Texas.

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 northeast of Weiss High School. 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 districts.

The final plat consists of 140 single-family residential lots, 4 private landscape lots, 4 private open space lots, 2 drainage and public utility easement lots, and 4 public streets. The single family lots will primarily be traditional, front loaded garages with driveway access from the public streets. Lots along Wolf Pack Drive and Alturas Avenue 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. Water and wastewater utility service will be provided by the City of Pflugerville, through an in-city Municipal Utility District per the development agreement. No public parkland is included with this final plat. Private open space is provided within this section through the drainage and public utility easements, open space pass through lots, and landscape lots.

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

Jeremy Frazzell
Assistant Planning Director