



City of Pflugerville

Legislation Text

File #: 2017-6408, **Version:** 1

Approving a Preliminary Plan for Carmel West Phase 2; a 191.623-acre tract of land out of the Joseph Weihl Survey No. 8, Abstract No. 802 and the William Caldwell Survey No. 66, Abstract No. 162 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, generally southeast 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 the Carmel development which includes an area west of Wilbarger Creek known as “Phase 1”, and an area east of Wilbarger Creek “Phase 2”. Phase 1 was approved as an in-city MUD within the development agreement and was subsequently annexed and rezoned to the Agriculture/Conservation (A) zoning district in February 2016 (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). A preliminary plan called Carmel West Phase 1 was approved in December 2016, and included 282 single-family lots located generally along the south and west boundary of Weiss Lane High School property, west of Wilbarger Creek. The proposed preliminary plan is a continuation of what the development agreement identifies as “Phase 1”, located west of Wilbarger Creek.

Carmel West Phase 2 contains a total of 617 single family lots in five sections. Land within the proposed preliminary plan is located in the SF-R and SF-MU districts, providing a variety of lot sizes and opportunities for a diversity of housing types. A total of 458 lots are proposed in the SF-R district and 159 lots are within the SF-MU district. Pleasanton Parkway and Wolf Pack Drive provide access into the subdivision from Weiss Lane and an extension of both collectors, as well as additional local streets will provide internal vehicle circulation. Sidewalks will be provided along all streets, mid-block, and in the floodplain to increase regional pedestrian connectivity. Water and wastewater utility service will be provided by the City of Pflugerville, through an in-city Municipal Utility District per the development agreement. A lift station in the eastern portion of the development will provide the infrastructure necessary to pump wastewater to Weiss Ln.

As part of the development agreement, the developer is required to dedicate a total of 51.6 acres towards open space outside of the floodplain, 126.6 acres of open space within the floodplain, and 25.3 acres of open space encumbered by existing utility easements. The proposed preliminary plan includes a 7.76-acre tract in Section 1 and a 43.83-acre tract in Section 5. In addition to the aforementioned parkland, land adjacent to the 1849 Park was required to be dedicated with the first preliminary plan per the development agreement. Approximately 77.5 acres was dedicated to the city in May 2017.

The proposed subdivision meets the minimum state and local requirements, and staff recommends

approving the Carmel West Phase 2 Preliminary Plan.

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