



City of Pflugerville

Legislation Text

File #: 2020-8383, **Version:** 4

Statutorily denying a Preliminary Plan for Carmel East; an approximate 289.64 acres of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (PP1908-01)

The subject property is located generally southwest of the Cameron Rd and Jesse Bohls Rd intersection, generally east of Wilbarger Creek. The property is predominantly in the ETJ, with a small section in the city limits zoned currently as Agriculture/Development Reserve (A). The development is governed by a development agreement which limits the land use and development regulations to the Single Family Residential (SF-R) and the Single Family Mixed Use (SF-MU) districts. Carmel East is planned to be developed in four phases and consist of 954 single family lots. Land within the proposed preliminary plan will follow the SF-R and SF-MU zoning district requirements, providing a variety of lot sizes and opportunities for a diversity of housing types. A total of 807 lots are proposed in the SF-R district and 147 lots are within the SF-MU district.

Right of way is proposed to be dedicated for the future expansion of Cameron Rd and Jesse Bohls Rd along the perimeter of the subdivision. Melber Ln, a proposed minor arterial, has been included in this preliminary plan to extend from Jesse Bohls Rd to the southern extent of the subdivision. In the future, Melber Ln will be extended southward to connect to Pleasanton Pkwy and eventually Cameron Rd to the south. Five collector level roads and 33 local roads are provided within the subdivision. All roadways will contain sidewalk as noted on the preliminary plan and will be owned and maintained by Travis County.

The preliminary plan requires revision and therefore in accordance with HB 3167, staff recommends statutory disapproval of the Carmel East Preliminary Plan.

Jeremy Frazzell, Asst. Planning Director