



City of Pflugerville

Legislation Text

File #: 2017-5904, **Version:** 1

Approving a Final Plat for Carmel West Phase I, Section 2; a 39.886-acre tract of land out of the Joseph Weihl Survey 8, Abstract No. 802, and the William Caldwell Survey 66, Abstract No. 162 in Travis County, Texas. (FP1702-03)

The property is within the city limits, in an In-City MUD, located generally east of Weiss Lane, west of a tributary of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls, and abutting portions of the eastern and boundaries of the Weiss high school property. The final plat consists of 195 single-family residential lots, 1 private drainage and public utility easement lot, 1 private landscape and open space lot, 8 private landscape lots, 5 private open space lots, and 6 public streets. Landscape lots are provided generally between the rear/side of lots along Pleasanton Parkway and Wolf Pack Drive to establish additional setback and streetscape along the road. Access into this section of the development will be from Weiss Lane through Pleasanton Parkway and Wolf Pack Drive, both of which are being constructed along the south and north sides, respectively, of the adjacent school district property. The off-site road segments are not included in the boundary of this final plat, as they were recently conveyed as right of way to the city by the school district, through separate deeds. In accordance with the development agreement, the off-site extent of Pleasanton Parkway and Wolf Pack Drive will be constructed at the same time as Phase 1, Section 1 and Section 2 to provide access into this section of the development. As noted on the plat, Section 2 cannot be accepted until Wolf Pack Drive is completed and accepted. The final plat does not include any dedicated public parkland, however private open space is provided through the landscape lots, open space/drainage easements, and open space pass through lot. In accordance with the development agreement, four tracts totaling approximately 77 acres located adjacent to the northern extent of 1849 Park are to be dedicated as parkland. On May 23, 2017, the City Council approved the land conveyance.

The final plat meets the minimum state and local requirements, is consistent with the development agreement and preliminary plan, and Goal 1 of the Parks Master Plan. Staff recommends approval.

Jeremy Frazzell
Assistant Planning Director