



City of Pflugerville

Legislation Text

File #: 2017-6409, **Version:** 1

Approving a Final Plat for Carmel West Phase 2, Section 1; a 39.08-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. (FP1707-02)

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 just southeast of the Weiss high school property. 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 141 single-family residential lots, 3 private landscape lots, 2 private open space lots, 1 public parkland and drainage easement lot, and 7 public streets. The single family lots will primarily be traditional, front loaded garages with driveway access from the public streets. Lots along 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 Alturas Avenue. The slip road and landscaping will be located within the 30’ access easement depicted across the lots and will be maintained by the HOA. Lots 1-3, Block BB and Lots 4-14, Block F will have rear loaded garages with driveway access from a rear alley. The alley will be located within the 25’ 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. A 7.95-acre parkland and drainage easement lot located along the south side of Pleasanton Parkway is included with this final plat.

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

Jeremy Frazzell
Asst. Planning Director