



City of Pflugerville

Legislation Text

File #: 2018-6759, **Version:** 1

Approving a Final Plat for Carmel West Phase 2, Section 3; a 28.602-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. (FP1801-02)

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 generally southeast of Weiss High School. The proposed development is located within an In-City Municipal Utility District (MUD) with a development agreement, and is zoned Single Family Residential (SF-R) district and Single Family Mixed Use (SF-MU) district. The final plat consists of 122 single-family residential lots, 4 private landscape lots, 1 drainage and wastewater easement lot, and 8 public streets. Landscape lots and Wall, Fence, & Landscape easements are provided on the side of lots along Pleasanton Pkwy to establish additional setback and enhanced streetscape along the road. The configuration of this section is consistent with the preliminary plan. The single family lots will primarily be traditional, front loaded garages with driveway access from the public streets. Lots 4-17, Block BB fronting on Pleasanton Pkwy 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. No public parkland is included with this final plat, however is allocated throughout the master planned development.

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