



City of Pflugerville

Legislation Text

File #: 2018-7054, **Version:** 1

Approving a Final Plat for Carmel West Phase 2, Section 4; a 35.908-acre tract of land out of the Joseph Weihl Survey 8, Abstract No. 802 in Travis County, Texas. (FP1801-03)

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 east of Weiss High School. The final plat consists of 86 single-family residential lots, 5 private open space and landscape lots, 1 private drainage and utility easement lot, 2 private amenity lots, and 4 public streets. Landscape lots and Wall, Fence, & Landscape easements are provided on the side of lots along Wolf Pack Drive and backing up to the amenity area in order to establish additional setback and enhanced streetscape. The private open space lots located in Blocks T, U, and Y contain a 10-ft hike and bike trail and will provide pedestrian connectivity to break up the blocks. The configuration of this section is consistent with the recently approved preliminary plan.

The single family lots will primarily be traditional, front loaded garages with driveway access from the public streets. Lots along Wolf Pack Drive will have a slip road and landscaping along the front of the lots in order to reduce the number of residential driveways directly accessing the collector level streets. The slip road and landscaping will be located within the 30' 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 Travis County Municipal Utility District No. 23, an in-city MUD per the development agreement. No public parkland is included with this final plat. Private open space is provided within this section through the two amenity area lots, drainage and public utility easement lot, open space pass through lots, and landscape lots.

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