



# City of Pflugerville

## Legislation Text

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**File #:** 2019-7833, **Version:** 1

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Approving a Preliminary Plan for Carmel West Phase 3; a 150.8-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wehl Survey No. 8, Abstract No. 802 in Travis County, Texas. (PP1809-02)

The property is located within the city limits, generally east of Weiss Lane, west of a tributary of Wilbarger Creek, north of Cameron Road and 1849 Park, south of Jesse Bohls. Carmel West Phase 3 is the final preliminary plan for the in-city portion of the Carmel development and includes three sections with a total of 382 single family lots. Land within the proposed preliminary plan is located in the SF-R and SF-MU districts, providing a variety of lot sizes and opportunities for a diversity of housing types. A total of 299 lots are proposed in the SF-R district and 83 lots are within the SF-MU district. Lots within the SF-MU zoning district will have garages located off of a common driveway/slip road, as provided with the access easement along the front of lots in Blocks A, B, E, F, and G. The remaining lots in the development will be standard, front loaded single family products with garages located off of the local streets.

Additional open space, landscape, and drainage lots are proposed within all sections, and will be owned and maintained by the Homeowner's Association or the MUD, as noted within the preliminary plan. Open space lots with a 10-ft hike and bike trail are proposed roughly mid-block to help break up the length of Blocks A, C, D, E, and K. Wall, Fence, & Landscape easements are proposed along the side and back of lots in prominent areas to ensure the aesthetic of the neighborhood is maintained long term. Pleasanton Parkway and Wolf Pack Drive are collector level roads that will provide access to Phase 3 from Weiss Lane. A future extension of Melber Ln is included in Section 3 and will provide future connectivity to Jesse Bohls Rd to the north and Cameron Rd to the south. Per the development agreement, Melber Ln is to be constructed concurrently with or prior to the last 200 lots within Carmel West. Water and wastewater utility service will be provided by the City of Pflugerville, through an in-city Municipal Utility District per the development agreement. The Phase 3 preliminary plan includes a total of approximately 64 acres of parkland with 43 acres included in the floodplain and 21 acres outside of the floodplain. An additional approximate 5 acres of private open space and landscape area is included in the preliminary plan and will be owned and as noted above, will be maintained by the HOA.

The proposed subdivision meets the minimum state and local requirements, and staff recommends approving the Carmel West Phase 3 Preliminary Plan.

Jeremy Frazzell, Asst. Planning Director