



City of Pflugerville

Legislation Text

File #: 2019-7836, **Version:** 1

Approving a Final Plat for Carmel West Phase 3, Section 1; a 44.098-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. (FP1903-01)

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 184 single-family residential lots, with 61 lots located in the SF-MU district and the remaining in the SF-R district. Additional private open space lots are included within the plat and will be owned and maintained by the HOA. A total of 10 public streets are within this section, including extensions of Wolf Pack Dr. and Pleasanton Pkwy. 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 single family lots will primarily be traditional, front loaded garages with driveway access from the public streets. Lots along Wolf Pack Drive and Pleasanton Pkwy are within the SF-MU district and 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. Carmel is a master planned community with planned parkland and open space throughout the development. No public parkland is included with this final plat but has been allocated in other sections. Private open space lots included in this plat will be owned and maintained by the HOA.

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