

**STAFF REPORT**

<b>Planning and Zoning:</b>	10/2/2023	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2023-0934	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	PP2109-03	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Cameron 96; a 96.341-acre tract of land in the William Caldwell Survey No. 66, Abstract No. 162, in Pflugerville, Texas (PP2109-03).

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**LOCATION:** The subject property is located at 16336 Cameron Road.

**ZONING:** The property is zoned Planned Unit Development (PUD), Cameron 96 PUD (Ord.1514-21-09-04)

**ANALYSIS:**

The preliminary plan is intended to establish 85 residential lots, 1 Commercial Lot, and 4 Park/Open Space Lots. All improvements within the site will be reviewed by City Staff in the Construction Plan and Site Development process in accordance with the Unified Development Code and the Ord 1514-21-09-04.

**TRANSPORTATION:**

The subject property is located at 16336 Cameron Road. Cameron Road is a 60' wide arterial roadway. The proposed Preliminary Plan displays the establishment of 4,406 linear feet of 50' Right-of-Way as well as establishing 1,446 linear feet of Right-of-Way dedication.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of services necessary to serve the subdivision are reflected in the preliminary plan.

**HERITAGE TREE:**

Heritage Tree Removal will be addressed at the time of Construction Plan submittal.

**STAFF RECOMMENDATION:**

The preliminary plan meets minimum requirements. Staff recommends approval.

**ATTACHMENTS:**

- Locator Map
- Cameron 96 Preliminary Plan (separate attachment)

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**LOCATION MAP:**



<p><b>Cameron 96</b></p> <hr/> <p><b>Case Number:</b>  <b>PP2109-03</b></p> <hr/> <p><b>9/27/21</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> City Limits</li> <li> ETJ</li> </ul> <p> Feet      0 125 250 500</p> <div style="text-align: center;">         N     </div> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax rate information that is certified annually.</small></p>	<p>Locator Map</p>
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