

STAFF REPORT

Planning and Zoning:	10/2/2023	Staff Contact:	Robyn Miga, Planning & Development Services Assistant Director
Agenda Item:	2023-0953	E-mail:	Robynm@pflugervilletx.gov
Case No.	FP2111-03	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Urbana Cameron Subdivision Phase 1A; a 43.728 acre (approx.. 1,904,808 sq.ft) tract of land in the William Caldwell Survey No 66, Abstract No. 162, in Pflugerville, Texas (FP2111-03).

LOCATION: The subject property is located on the north side of Cameron Road, 4,500' east of Weiss Lane.

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

ANALYSIS:
The Final is intended to establish 1 Residential lot, 1 Commercial Lot, and 1 Park & Drainage Easement Lot. 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 on the north side of Cameron Road, a 60' wide arterial roadway. The proposed Final Plat displays the establishment of 57, 844 square 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 Final Plat meets minimum requirements. Staff recommends approval.

- ATTACHMENTS:**
- Locator Map
 - Urbana Camber Subdivision Phase 1A (separate attachment)

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LOCATION MAP:



<p>Cameron 96</p> <hr/> <p>Case Number: FP2111-03</p> <hr/> <p>11/9/21</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p>0 125 250 500 Feet</p>	<p style="text-align: center;">N</p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p>	<p style="text-align: center;">Locator Map</p>
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