

STAFF REPORT

Planning and Zoning:	03/06/2023	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2023-0297	E-mail:	samanthaf@pflugervilletx.gov
Case No.	2022-29-FP	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Camp Doublecreek, an approximately 19.8297-acre tract of land situated in the Edward Flint Survey, Abstract No. 277, Pflugerville, Texas, generally located on the southwest side of Kelly Lane, east of Falcon Pointe residential subdivision (2022-29-FP).

LOCATION:

The subject lot is located generally southwest of Kelly Lane and east of Falcon Pointe residential subdivision.

ZONING:

The lot is zoned Park Facilities and Open Space (PF).

ANALYSIS:

The final plat is intended to establish one 19.8297-acre lot. This lot has an intended land use as a children's summer camp.

TRANSPORTATION:

This final plat dedicates approximately 0.1640 acres of right-of-way to the City of Pflugerville. The city has an anticipated future roadway improvement project along Kelly Lane. This project shall pay an in-lieu fee for associated sidewalks to be constructed.

UTILITIES:

The lot is located within the dual CCNs of the City of Pflugerville and Manville for water and the City of Pflugerville will provide wastewater service. Extensions of public lines is necessary to serve the camp. The site will be permitted to have a private lift station and force main to serve the site in the interim until such time as the city builds the required wastewater interceptor. It is the property owners' responsibility to properly abandon the lift station and force main and tie into the future wastewater interceptor (at no cost to the city) when the interceptor becomes available and ready to receive wastewater flows from the site.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, staff recommends approval.

ATTACHMENTS:

- Location Map
- Camp Doublecreek Final Plat

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LOCATION MAP:

