
STAFF REPORT

Planning & Zoning:	4/6/2026	Staff Contact:	Jeremy Frazzell, Principal Planner
Agenda Item:	2026-0331	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	PP2025-000430	Phone:	512-990-6300

SUBJECT: Approving a preliminary plan for Cameron Valley; an approximate 76.68 acre tract located at the southeast corner of Steger Lane and Cameron Road, out of the Andrew Austin Survey No. 19, Abstract No. 38 and G.B. Simpleman & J.V. Bergen Survey No. 285, Abstract No. 2370 in Travis County, Texas. (PP2025-000430)

LOCATION:

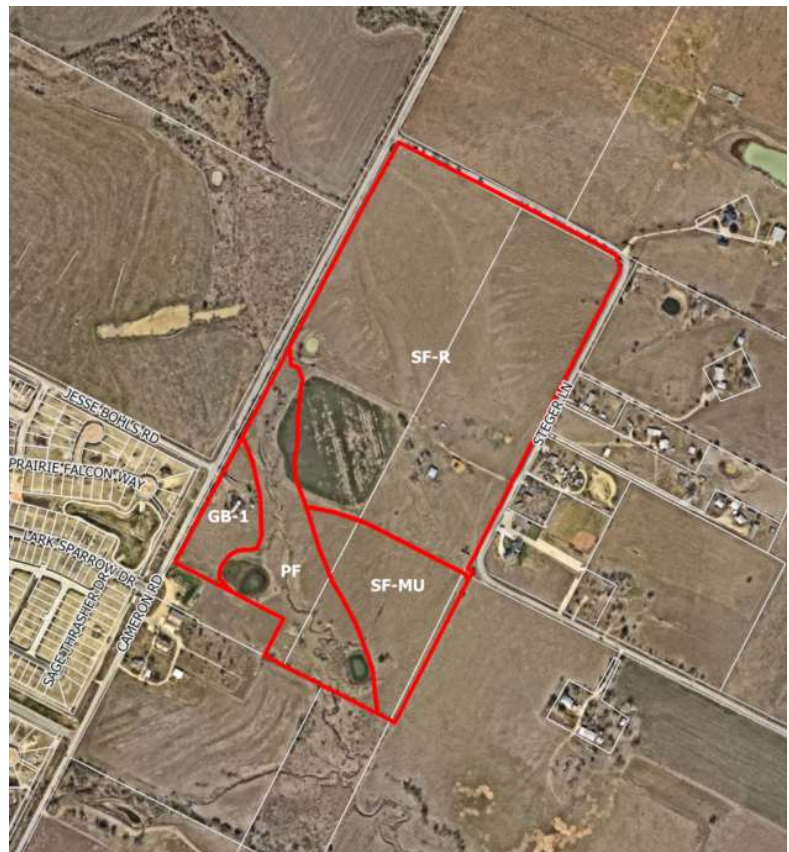
The subject tract consists of approximately 76.68 acres located at the southeast corner of Steger Lane and Cameron Road. Steger Lane is located along the north and east boundaries of the tract while Cameron Road is along the west boundary. A future extension of Steger Lane to connect to Cameron Road and current Jesse Bohls is included with this preliminary plan.

ZONING:

The subject tract consists of approximately 76.63 acres located at the southeast corner of Steger Lane and Cameron Road. Last year, the property was annexed and rezoned to Single-Family Residential (SF-R), Single-Family Mixed Use (SF-MU), General Business 1 (GB1), and Parks Facilities and Open Space (PF).

ANALYSIS:

In the northern portion of the subdivision, zoned SF-R, the preliminary plan establishes a new single family neighborhood consisting of 206 single family lots, 10 new local roads, and 16 private open space/landscape/detention lots throughout the SF-R portion of the development. Per the Unified Development Code conditions for single family detached land use in this zoning district require a variety of lot sizes which have been included. Sidewalks, trails, and mid-block pedestrian access points have been



STAFF REPORT

provided throughout the development to ensure pedestrian connectivity is provided. Sidewalks along the subdivision side of the boundary streets along the perimeter of the neighborhood have also been included.

A minor collector level road connecting the current extent of Steger Lane westward to Cameron Road as identified in the Mobility Master Plan has been included in the plan. This segment of road will be constructed with Phase 1 and will be designed with sidewalk along both sides of the street. With the roadway extension, existing segments of Steger Lane and Jesse Bohls will need to be renamed to prevent confusion. The name changes will be completed by the City as the new Steger Lane roadway extension is constructed.

South of the Steger Lane extension is a large lot that is zoned SF-MU district. The zoning district allows for a variety of development types including single family detached, single family attached, as well as some neighborhood commercial when conditions are met. The proposed preliminary plan does not include any division of the property at this time. A revision to the preliminary plan will be required if a division is desired in the future. The Mobility Master Plan does not contemplate a road extension through this lot however as development plans are eventually established for this property, block length will be addressed through pedestrian access as permitted by the Unified Development Code.

West of the SF-MU lot and the SF-R lot is an area that was zoned to the PF district and is largely floodplain, creating a physical transition between the residential area to the north with the more intense, proposed GB1 area to the southwest. As noted on the preliminary plan, the property will remain in private ownership to allow for future use of the floodplain as allowed and is anticipated to contain private amenities to serve the neighborhood. The Mobility Master Plan identified a segment of trail to be provided through this area to further implement the regional trail system and that trail will be provided to create continued pedestrian access through the development.

At the southwest corner of the preliminary plan is two lots zoned GB1 and planned for future commercial development. Access to these areas will be determined at time of site development and in conformance with the Unified Development Code.

PARKLAND:

The Parks and Recreation Commission reviewed the proposed preliminary plan and after discussion, recommended approval of fee in lieu for public parkland dedication. The fee in lieu decision considered operation and maintenance of a neighborhood park type facility located approximately 2 miles east of Lake Pflugerville. Private amenities to serve the subdivision will be provided and the public hike and bike trail will be extended by the developer through the floodplain lots as required by the Mobility Master Plan. The fee in lieu of parkland dedication will be used by the Parks and Recreation Department for future land acquisition for community or regional park facilities in the community, as additional park facilities are needed. The subdivision will also require a parkland development fee, and that fee will be provided as the residential project is completed and used toward improvements to community and regional park amenities.

STAFF REPORT

TRANSPORTATION:

The tract is bound by Cameron Road along the west and Steger Lane along the north and east. Both roadway extents adjacent to this tract were included in the petition for annexation and are now part of the city limits. Cameron Road along the west is identified in the Mobility Master Plan as an arterial roadway with an ultimate 120' right of way width, while the northern segment of Steger Lane is a major collector with an ultimate 80' right of way width. An extension of the southern portion of Steger Lane through the property to connect with Cameron Road and Jesse Bohls to the west will be a minor collector with a 60' right of way width. All right of way dedications have been provided with the preliminary plan.

UTILITY PROVIDERS:

The subject tract is located within the Manville water service area and the City of Pflugerville's wastewater service area. Extensions of public lines to serve the subdivision are included in the preliminary plan.

STAFF RECOMMENDATION:

The preliminary plan meets all state and local requirements and staff recommends approval of the preliminary plan.

ATTACHMENTS:

- Location Map
- Zoning Map
- Preliminary Plan

STAFF REPORT

LOCATION MAP



<p>Cameron Valley Subdivision</p> <p>Case Number: PP2025-000430</p> <p>8/29/25</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Tract City Limits ETJ <p>0 100 300 500 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 notices. All notices addresses are derived from tax roll information that is certified annually.</small></p> <p> where quality meets life PFLUGERVILLE TEXAS</p>	<p>Locator Map</p>
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STAFF REPORT

ZONING MAP

