

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/16/2024	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2024-0883	<b>E-mail:</b>	mpatroski@pflugervilletx.gov
<b>Case No.</b>	FP2023-000131	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Muchison Tract, Phase 3, a 10.700-acre tract of land, situated in the William Caldwell Survey, Section No. 66, Abstract No. 162 of Travis County, Texas, generally located north of Cameron Road and east of Caperi Drive, to be known as Murchison Tract, Phase 3 Final Plat (FP2023-000131).

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**LOCATION:**

The subject property is located generally north of Cameron Road and east of Caperi Drive.

**ZONING:** The property is zoned Single Family Mixed Use (SF-MU).

**ANALYSIS:**

The final plat is intended to establish 32 single family lots, 2 open space lots, one drainage lot and 1.418 acres of Right-of-Way.

**TRANSPORTATION:**

The subject property is located generally north of Cameron Road and east of Caperi Drive. The subject property will provide access via the extension of Kemba Lane to the west and providing a stub to the east to later connect to future development. The Final Plat proposes 527' continuation of Kembra Lane and 560' of the newly created roadway Ernest Hall Plaza.

**PREVIOUS ACTION:**

A Subdivision waiver to UDC 15.16.3.M to allow Kemba Lane to exceed the 600-foot maximum length, was approved by the Planning and Zoning Commission.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the Final Plat.

**STAFF RECOMMENDATION:**

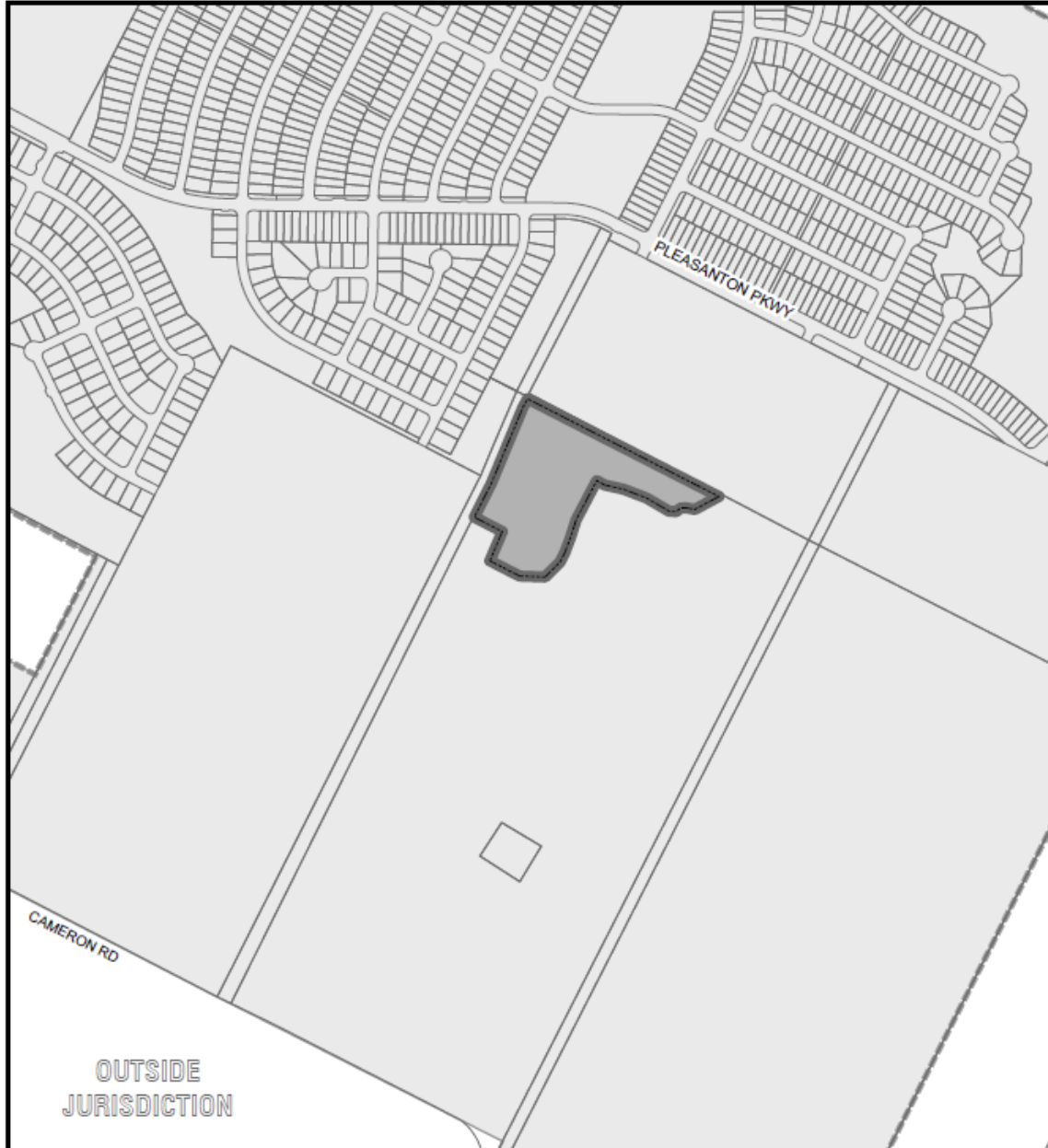
The Final Plat meets the minimum requirements and staff recommends approval.




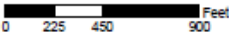



**ATTACHMENTS:**

- Location Map
- Murchison Tract, Phase 3 Final Plat

**STAFF REPORT**

**LOCATION MAP:**



<p><b>Murchison Tract Ph 2</b></p> <p><b>Case Number:</b>  <b>FP2023-000131</b></p> <p><b>10/23/23</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</p>	<p style="text-align: center;"></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;"></p>	<p style="text-align: center;">Locator Map</p> 
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