

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/16/2024	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2024-0882	<b>E-mail:</b>	mpatroski@pflugervilletx.gov
<b>Case No.</b>	FP2024-000056	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Muchison Tract, Phase 2, a 48.447-acre tract of land, situated in the Williams Caldwell Survey, Section No.66, Abstract No. 162 of Travis County, Texas, generally located at 16250 Cameron Rd Pflugerville, to be known as Murchison Tract, Phase 2 Final Plat (FP2024-000056).

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**LOCATION:**

The subject property is located generally at 16250 Cameron Rd Pflugerville.

**ZONING:** The property is zoned Single Family Mixed Use (SF-MU), Single-Family Residential (SF-R) and Neighborhood Services (NS).

**ANALYSIS:**

The final plat is intended to establish 104 single family lots, 1 open space lot, 1 drainage lot, 1 Landscape lot, 1 water easement lot, 2.846 acres of right-of-way dedication with an additional 3.789 acres of right-of-way.

**TRANSPORTATION:**

The subject property is located generally 16250 Cameron Rd Pflugerville. The subject property proposes a 1,739' extension of Winnie Mae Bend to the south from Murchison Tract 1. The plat also proposes the creation of four additional residential roadways. Selma Alvina Drive (531'), Charles Chistian Road (240'), Henry Branch Pass (1,240'), and Grover Louis Place (219').

The Murchison Tract will only be required to dedicate 40' of ROW for the future Melber Lane. The neighboring property (CE Development, Inc.) will be required to dedicate the remaining 60' of ROW per the Carmel Development Agreement. The agreement states the developer agrees to dedicate 60 feet of right of way and construct Melber Lane to city public street standards south of Wilbarger Creek, to city public street standards, with two travel lands, including curb and gutter, street lights and six (6) foot sidewalk along the west side.

**ACCESS:**

Murchison Tract's 1 & 2 will be limited to permitting a maximum of 99 residential lots cumulatively until a second access point has been provided in accordance with UDC 15.16.3.R.

**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.

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**STAFF RECOMMENDATION:**

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

**ATTACHMENTS:**

- Location Map
- Muchison Tract, Phase 2 Final Plat




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**LOCATION MAP:**



**Murchison Tract Ph 2**  
 Case Number:  
**FP2024-000056**  
 1/29/24

**Legend**

-  Subject Property
-  City Limits
-  ETJ

0 250 500 1,000 Feet

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.