

STAFF REPORT

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| Planning and Zoning: | 7/1/2024 | Staff Contact: | Michael Patroski, Senior Planner |
| Agenda Item: | 2024-0658 | E-mail: | michaelp@pflugervilletx.gov |
| Case No. | PP2023-000027 | Phone: | 512-990-6300 |

SUBJECT: Approving a Preliminary Plan for Murchison Tract; a 103.04-acre (4,488,655 square feet) tract of land situated in the William Caldwell Survey No. 66, Abstract 162, in Travis County, Texas; (PP2023-000027)

LOCATION: The subject property is generally located at 16250 Cameron Road within the city limits of Pflugerville, Texas.

ZONING: The subject property zoned is Neighborhood Services (NS), Single Family Mixed-Use (SF-MU), Single Family-Residential (SF-R), Agriculture (AG) and Public Facilities (PF).

ANALYSIS:

The preliminary plan is intended to establish 208 single family lots, 30.15 acres of public park land, 13 open space/easement lots, 21.29 acres of development reserve, 10.17 acres of Right-of-Way, 2.75 acres of Melber Lane R.O.W. dedication and 0.89 acres of Cameron Road R.O.W. dedication. All improvements within the site will be reviewed by City Staff in the Construction Plan process in accordance with the Unified Development Code.

TRANSPORTATION:

The subject property is located at 16250 Cameron Road. Cameron Road is an existing 60' wide arterial roadway. TIA is not required at this time due to the project not meeting the 2,000 trips threshold. This project may be phased to allow up to 99 residential lots/units to be constructed with access provided exclusively via Cameron Road. At no time may a Final Plat create 100 lots or more, as required by 15.16.3. Streets of the Unified Development Code.

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 lanes, including curb and gutter, street lights and six (6) foot sidewalk along the west side.

PARKLAND:

This Preliminary Plan went to Parks Commission on November 16, 2023. The commission approved the dedication of 30.20 acres of parkland to be maintained by the developer, construction of a 10-foot trail and a 6-foot trail, and a Parkland Development fee of \$144,090.00. Additional Park improvements may include an enhanced trailhead, bench seating, a playground, picnic area and a dog park.

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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.

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.

STAFF RECOMMENDATION:

The preliminary plan meets minimum requirements. Staff recommends approval.

ATTACHMENTS:

- Location Map
- Murchison Tract Preliminary Plan (separate attachment)

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LOCATIONMAP:

