

STAFF REPORT

Planning and Zoning:	11/3/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0876	E-mail:	kristing@pflugervilletx.gov
Case No.	PP2025-00010	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Cameron Ranch Subdivision; a 120.21-acre tract of land out of the William Caldwell Survey, Abstract No. 66, Travis County Texas. (PP2025-00010).

LOCATION:

The proposed subdivision is located at the northwest corner of Cameron Road and Fuchs Grove Road. The parcels are currently undeveloped.

ZONING:

The subject property is zoned a mix of Single Family- Mixed Use (SF-MU), Neighborhood Services (NS), Single-Family Residential (SF-R), and Park Facilities/Open Space (PF) (ORD1629-24-07-09).

ANALYSIS:

The preliminary plan proposed 309 residential lots, 28 open space and easement lots, one amenity center lot, one commercial lot, and one lot for a future fire station. A total of 41.46 acres of public parkland is being dedicated, with a total of 56.09 acres of public and private parkland being dedicated for the development.

TRANSPORTATION:

The preliminary plan proposes 18.22 acres for twelve internal public streets within the subdivision. This includes two collector-level streets. The preliminary plan also dedicates 1.26 acres for the widening of Cameron Road in accordance with the Mobility Master Plan.

UTILITIES:

Water will be provided by the Manville Water Supply Corporation and the parcel is located in the City of Pflugerville CCN.

STAFF RECOMMENDATION:

The preliminary plan meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map

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LOCATION MAP:

