

STAFF REPORT

Planning and Zoning:	11/6/2023	Staff Contact:	Robyn Miga, Assistant Director of Planning and Development Services
Agenda Item:	2023-0191	E-mail:	Robynm@pflugervilletx.gov
Case No.	2022-2-FP	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Kuempel Estates Subdivision Phase 1B; a 52.613 acre tract of land in the William Caldwell Survey No. 66, Abstract No. 162; in Travis County, Texas, generally located generally located north of Cameron Road, west of 1849 Park (2022-2-FP).

LOCATION: The subject property is generally located north of Cameron Road, west of 1849 Park.

ZONING: The property is zoned Planned Unit Development (PUD), Cameron 96 (Ord.1514-21-09-04).

ANALYSIS:

The final plat is intended to establish 15.8885 acres of single-family lots, 31.205 acres of Parkland & Drainage Easements, 0.478 acres of Open Space and 5.045 acres of Dedicated Street R.O.W. All improvements within the site will be reviewed by City Staff in the Construction Plan and Site Development process in accordance with the Unified Development Code and the Ord 1514-21-09-04.

TRANSPORTATION:

The subject property will have connectivity to existing 50' Local roadway Monrovia Lane and Caperi Drive. The final plat dedicates 5.045 acres (4,070') of dedicated street right-of-way. All proposed roads will be 50' Local roadways.

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 preliminary plan.

STAFF RECOMMENDATION:

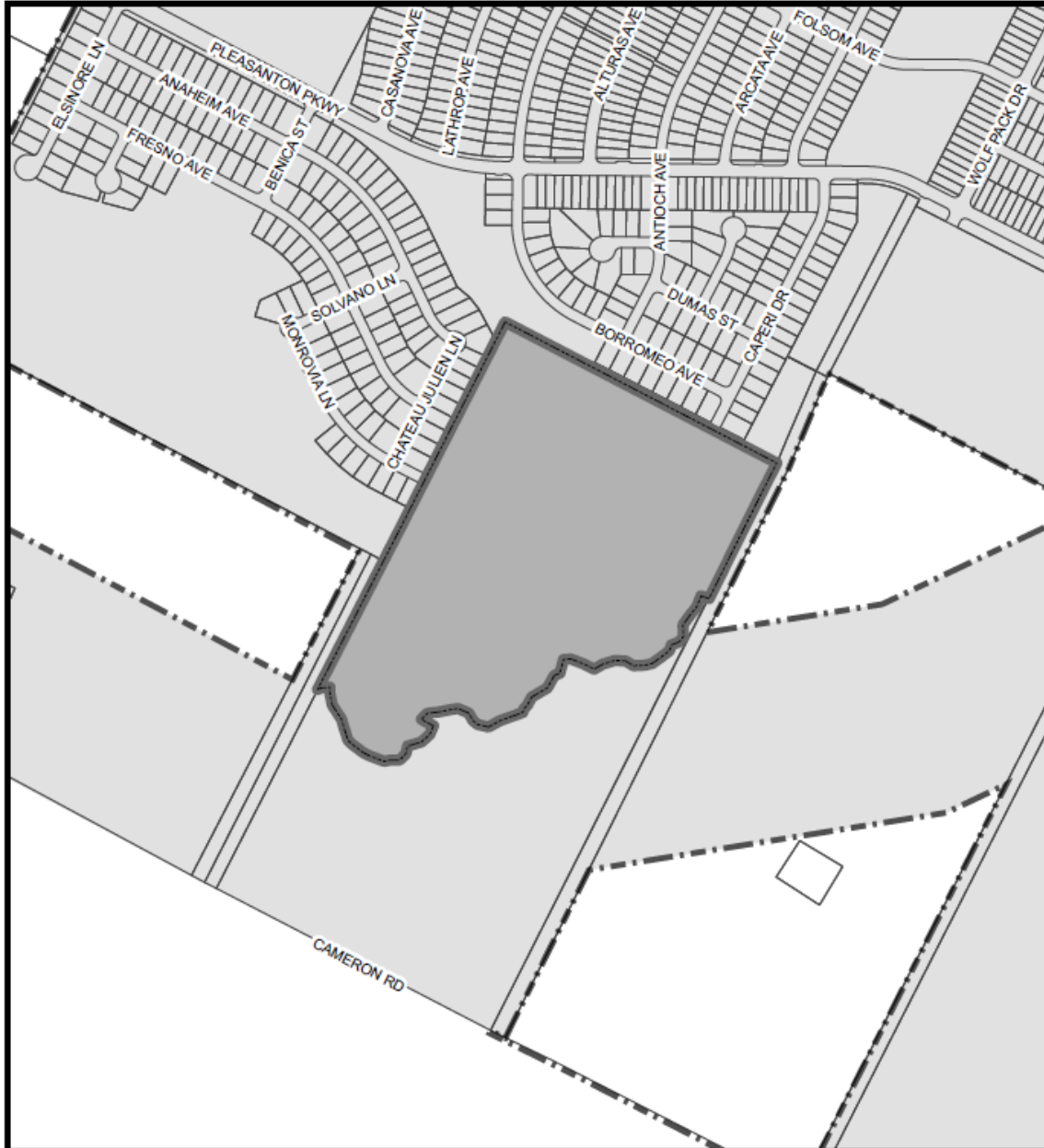
The final plat meets minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Kuempel Estates Ph1B final plat

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LOCATION MAP:



<p>Kuempel Estates Ph 1B</p> <hr/> <p>Case Number: 2022-2-FP</p> <hr/> <p>1/31/22</p>	<p>Legend</p> <ul style="list-style-type: none"> Subject Property ETJ City Limits <p style="text-align: right;">Feet 0 250 500 1,000</p> <div style="text-align: center;"> N </div> <p style="font-size: 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.</p>	<p style="text-align: center;">Locator Map</p>
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