

**STAFF REPORT**

<b>Planning and Zoning:</b>	5/6/2024	<b>Staff Contact:</b>	Nathan Jones, Planning Manager
<b>Agenda Item:</b>	2024-0426	<b>E-mail:</b>	NathanJ@pflugervilletx.gov
<b>Case No.</b>	FP2024-00031	<b>Phone:</b>	512-990-6346

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**SUBJECT:** Discuss and consider action regarding an application for a subdivision waiver from Section 15.16.3 M, Subdivision Design Standards, to allow for a permanent dead-end street to exceed 600-feet for a subdivision, generally located along Cameron Road, to be known as the Murchison Tract subdivision (FP2024-000031).

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**LOCATION:**

The subject property is located at within the northwestern corner of a proposed subdivision located 16250 Cameron Road and within the City of Pflugerville's full purpose jurisdiction.

**ZONING:**

The subject property is Single-family Residential (SF-R), Single-family Mixed Use (SF-MU), Parks Facilities and Open Space (PF) and Neighborhood Services (NS).

**APPLICANT REQUEST:**

The item under consideration is a Subdivision Waiver to allow for a permanent dead-end street, known as Kemba Way, to exceed the 600-foot maximum distance allowed in the Unified Development Code (UDC). The street is located within the northwestern corner of a proposed subdivision known as the Murchison Tract Preliminary Plan. The street would connect to another section of Kemba Way located within a neighboring development known as Cameron 96, as shown in Exhibit A below. Kemba Way continues throughout the Cameron 96 development and will itself be accessed by Cameron Road to the south and Caperi Drive to the north. If approved, the dead-end street would be approximately 1,360-feet in total length and would provide access to an additional 27 units within the Murchison Tract Preliminary Plan.

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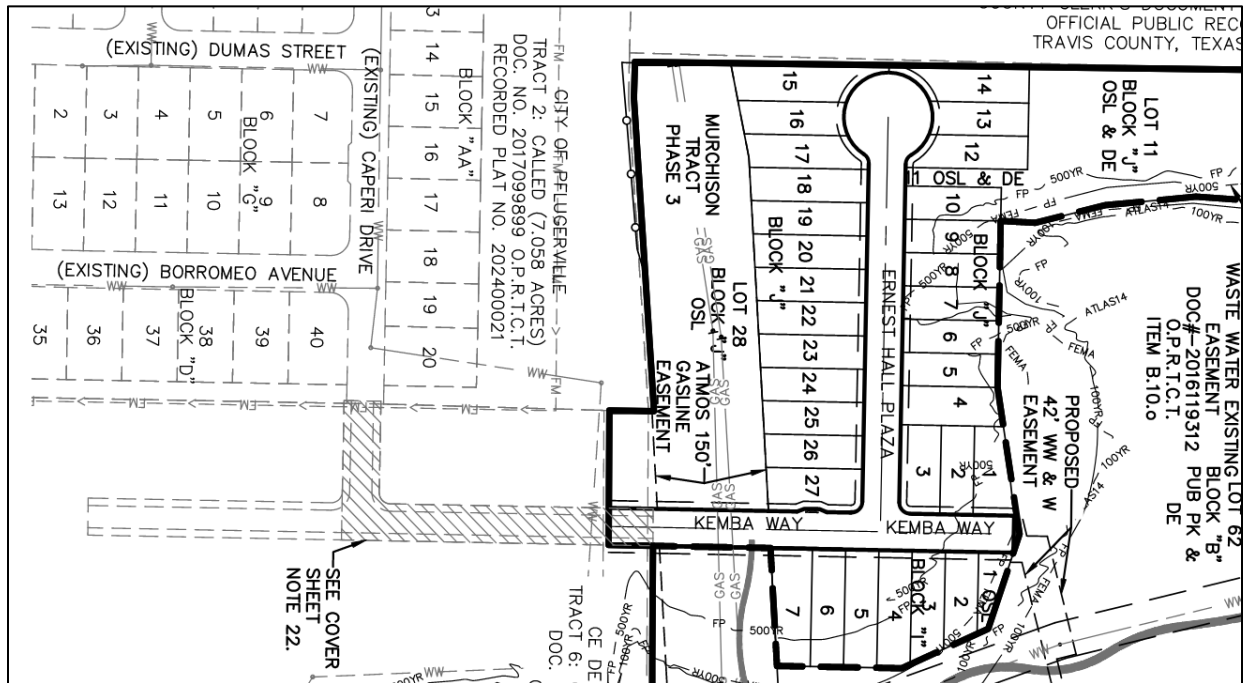


Exhibit A

**STAFF ANALYSIS:**

Per UDC 15.16, subdivision waivers must meet the specific criteria for approval. The criteria are identified below along with staff's analysis:

- A. Owing to special conditions of the subject property, a literal enforcement of the provisions of the Subchapter may not be physically obtainable;

*Complies: The portion of the subject property where the extension of Kemba Way is proposed is bounded to the south by floodplain and to the north by city-owned parkland. The only right-of-way (ROW) access point to this portion of the development is through the Cameron 96 development to the west. No other connection to ROW is physically attainable.*

- B. The requirement does not appear to be reasonably applicable in the specific case;

*Complies: The connection to Kemba Way is required in order to provide public ROW to the northwest portion of the Murchison Tract Preliminary Plan. The portion of Kemba Way that is located with Cameron 96 is approximately 337-feet. The distance between the intersection of Kemba Way and Caperi Drive within Cameron 96 and the intersection of Kemba Way and Ernest Hall Plaza within Murchison is approximately 700-feet. Entire length of the permanent dead-end street is proposed to be approximately 1,360-feet. In order for the proposed lots along Ernest Hall Plaza to have public access, Kemba Way must be extended beyond the 600-foot maximum allowed under the UDC.*

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- C. Compliance with the requirement would result in an undesirable situation; and in the Commission's opinion, such a subdivision Waiver would not be contrary to the public interest and would not destroy the intent of the provisions of this Subchapter.

*Complies: If the connection to Kemba Way is not allowed, the area where the proposed lots are to be located would not be accessible by public ROW, which is an undesirable situation. The intent of the 600-foot maximum length for a permanent dead-end street is to prevent long, uninterrupted corridors that create unsafe conditions for emergency vehicle access. In order to mitigate these issues, the applicant has proposed a turnaround on the eastern terminus of Kemba Way as well as a cul-de-sac at the terminus of Ernest Hall Plaza. The proposal has been reviewed by city engineering staff, as well as fire department reviewers, and has cleared all comments.*

**STAFF RECOMMENDATION:**

Staff recommends approval of the Subdivision Waiver.