

STAFF REPORT

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| Planning and Zoning: | 9/16/2024 | Staff Contact: | Michael Patroski, Senior Planner |
| Agenda Item: | 2024-0881 | E-mail: | mpatroski@pflugervilletx.gov |
| Case No. | FP2024-000055 | Phone: | 512-990-6300 |

SUBJECT: Approving a Final Plat for Murchison Tract, Phase 1, a 65.185-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 1 Final Plat (FP2024-000055).

LOCATION:

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

ZONING: The property is zoned Single Family Mixed Use (SF-MU) and Single-Family Residential (SF-R).

ANALYSIS:

The final plat is intended to establish 72 single family lots, 3 open space lots, 3 drainage lots and 1 public park lot with an additional 3.789 acres of right-of-way.

TRANSPORTATION:

The subject property is located generally at 16250 Cameron Rd Pflugerville. The subject property proposes the creation of three 50' right-of-way residential roadways. This includes the creation of 1,4727' Georgefield Lane, 561' Emma Edge Lane, and 1,322' Winnie Mae Bend for a total of 3,310 feet of right-of-way.

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.

STAFF RECOMMENDATION:

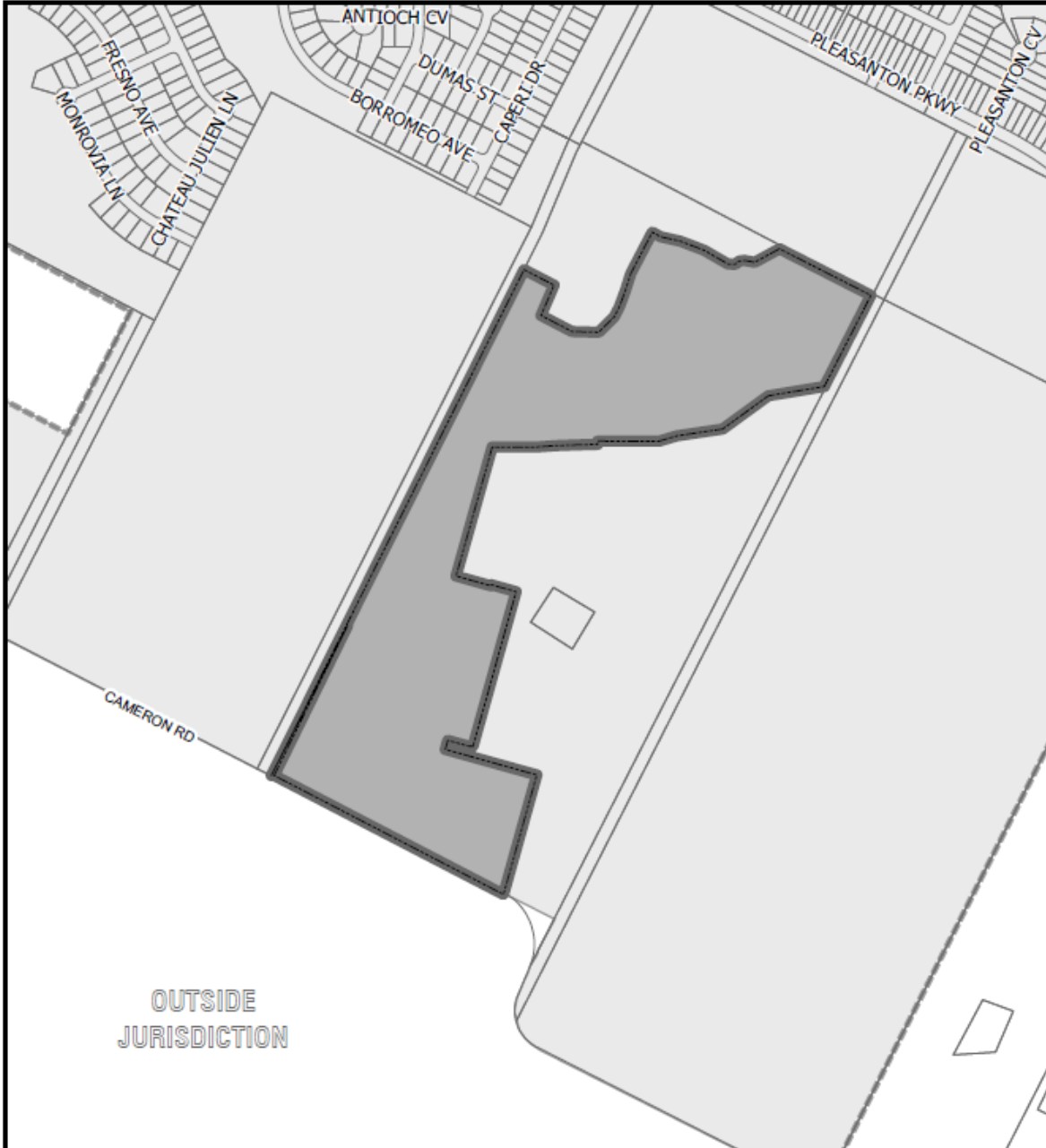
The Final Plat meets the minimum requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Murchison Tract, Phase 1 Final Plat

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LOCATION MAP:



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| <p>Murchison Tract Ph 1</p> <p>Case Number: FP2024-000055</p> <p>1/29/24</p> | <p>Legend</p> <ul style="list-style-type: none"> Subject Property City Limits ETJ <p>0 250 500 1,000 Feet</p> <p>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>Locator Map</p> |
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