

STAFF REPORT

Planning and Zoning:	12/6/2021	Staff Contact:	Robyn Miga, Planning Manager
Agenda Item:	2021-1243	E-mail:	robynm@pflugervilletx.gov
Case No.	PP2109-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Longhorn; a 68.786-acre tract of land out of the P. Conrad Survey, Abstract No. 200, J. Van Winkle Survey, Abstract No. 787, and the W. Barker Survey, Abstract No. 107; Travis County, Texas (PP2109-01).

LOCATION: The subject property is generally located north of New Meister Lane, south of SH 45, west of Heatherwilde Blvd., and east of Schultz Lane.

ZONING: The property is Campus Industrial (CI).

ANALYSIS: The proposed Preliminary Plan includes three lots to be developed in two phases. The first phase being a 10.122 acre tract, which is a proposed data center, and the second phase would include the remaining 58.664 acres.

TRANSPORTATION:

The proposed plat shows the future extension of Kenney Fort Blvd. west of lots 1 and 2, which includes a potential abandonment of Meister Lane once the Kenny Fort Blvd. alignment is approved by all public entities with jurisdiction. A Traffic Impact Analysis will be required for phase 2 of the development to account for all traffic impacts for the entire site.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the development are reflected in the preliminary plan.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Longhorn Preliminary Plan (PP2109-01)

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LOCATION MAP:

