

City Council Date: April 26, 2022 **Staff Contact:** Robyn Miga, Planning Manager
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SUBJECT: To consider approving on first reading of an ordinance the partial abandonment of approximately 2.3 acres of land, situated in the J. Van Winkle Survey, Abstract No. 787 and the P. Conrad Survey, Abstract No. 200, City of Pflugerville, Travis County, Texas, and being part of Meister Lane, a variable width right-of-way.

LOCATION: The subject right-of-way being requested for abandonment is a portion of the existing Meister Lane to include part of the bend and the north/south piece that connects to existing New Meister Lane. Meister Lane is located south of SH 45 Toll, north of New Meister Lane, east of Schultz Lane, and west of Heatherwilde Blvd.



BACKGROUND:

The property was annexed into the city in 2016, which is when the adjacent Meister Lane right-of-way was incorporated into the city, and later zoned to Campus Industrial. The overall proposed development includes three lots to be developed in phases, which are part of the Longhorn Addition Preliminary Plan (PP2109-01) and is approximately 68.756 acres. Phase One of the development is lot 1, Block A, which is slated for a data center, but is the only lot within the development that takes access exclusively from New Meister Lane and is not subject to the Kenney Fort extension. The remaining phases of development within the preliminary plan cannot move forward with development until the Kenney Fort Blvd.'s location is established.

REQUEST:

The request is to abandon the approximately 2.3-acre tangent of Meister Lane that falls within the City of Pflugerville's jurisdiction to be incorporated into the developable acreage for the Longhorn property but will provide for the extension of Kenney Fort Blvd. on the parcels that would likely not otherwise be developable in this area.

The developer for the proposed project approached the city regarding the requested right-of-way abandonment in an effort to both facilitate the extension of Kenney Fort Blvd., a proposed minor arterial on the City of Pflugerville's adopted Transportation Master Plan, as well as to incorporate a few narrow out parcels into the development.

The developer owns two narrow out parcels along the west side of existing Meister Lane which make up approximately 3.9 acres, but are only about 100-feet wide, which makes them generally undevelopable. The developer has proposed to establish the Kenny Fort Blvd. outside of the existing MoKan right-of-way, on their 3.9 acres. In exchange, the developer is requesting to abandon the existing Meister Lane segment to off-set the land they are using for the street extension. If the request is approved, a total of 4.3 acres of right-of-way will be rededicated for the extension of Kenny Fort Blvd. The developer is requesting to abandon 2.3 acres of Meister Lane, however, they are proposing to dedicate approximately 4.3 acres of right-of-way for the extension of Kenney Fort.

There are still significant coordination efforts taking place with TxDOT regarding the alignment of Kenney Fort north of the Meister Lane bend as it connects to SH 45 to ensure that it aligns with the extension north of SH 45 in Round Rock. Coordination efforts will also take place with Travis and Williamson Counties where appropriate. Furthermore, if the proposed abandonment is approved, the proposed Phase 1 extension of Kenney Fort Blvd. – Phase 1 being the portion south from the bend that connects to New Meister Lane, and Phase 2 being the portion north of the bend where it connects to SH 45 - will be required to be constructed with the first phase, and a Certificate of Occupancy will not be issued for the lots adjacent to the proposed abandonment until those improvements have been accepted by the city. Staff currently has construction plans under review for the first phase of the Kenney Fort Blvd. extension, should the abandonment be approved.

By allowing the abandonment now, this enables the developer to move forward with their next phase of their project, while also moving forward with public improvements that are necessary to serve the entire site. The portion requested for abandonment and the construction of Kenney Fort Blvd. that will be proposed to replace Meister Lane are improvements only in the jurisdiction of the City of

Pflugerville, thus would allow us to move forward, while also allowing time for the TxDOT to ensure the Phase 2 alignment where it connects to SH 45 meet their needs and is in accordance with their plans.

RECOMMENDATION:

Staff recommends approval of the requested abandonment, with the caveat that the abandonment would not be filed with the county until they have met the requirements to file the final plat that provides for the necessary improvements needed for the extension of Kenney Fort Blvd.

ATTACHMENTS:

- Proposed Ordinance
- Abandonment/Dedication Exhibit