

**STAFF REPORT**

<b>Planning and Zoning:</b>	10/2/2023	<b>Staff Contact:</b>	Kristin Gummelt, Planner I
<b>Agenda Item:</b>	2022-1083	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.</b>	2022-12-PP	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a preliminary plan for 15000 Cameron Rd; a 87.52-acre tract of land out of the William Caldwell Survey A-162, Travis County Texas, generally located north of Cameron Road, west of SH 130, and south of Pecan Street. (2022-12-PP)

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**LOCATION:** The subject property is located generally north of Cameron Road, west of SH 130 and South of Pecan Street.

**ZONING:** The property is zoned Urban: Level 4 (CL4).

**ANALYSIS:**

The preliminary plan proposes two (2) commercial lots. Lot 1, which is located west of the Impact Way extension is approximately 37.273 acres and Lot 2, which is located east of the Impact Way extension is approximately 44.043 acres. The area is planned to be developed as light industrial and office/warehouse uses.

**TRANSPORTATION:**

Impact Way, a major collector, is proposed from Cameron Road to the South, north through the site and to terminate at the northern property boundary. This segment is set to align with the existing Impact Way to the north to complete the connection from Cameron Road to Pecan Street with future development of the lots to the north. The preliminary plan dedicates approximately 6.204 acres 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 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
- 15000 Cameron Road (separate attachment)

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**LOCATION MAP:**

