

STAFF REPORT

Planning and Zoning:	9/16/2024	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2024-0849	E-mail:	kristing@pflugervilletx.gov
Case No.	PP2024-000075	Phone:	512-990-6300

SUBJECT: Approving a preliminary plan for 15218 Cameron Road Industrial; a 43.22-acre tract of land out of the William Caldwell Survey Abstract No. 162, Travis County Texas, generally located north of Cameron Road, west of SH 130, and south of Pecan Street. (PP2024-000075)

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 23.48 acres and Lot 2, which is located east of the Impact Way extension is approximately 18.31 acres. The area is planned to be developed as commercial consistent with permitted uses in the CL4 zoning district. There is currently a Specific Use Permit in progress to approve Industrial Uses, Light and Office/Warehouse for the development.

TRANSPORTATION:

Impact Way, a major collector, is proposed from the connection 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 and south. The preliminary plan dedicates approximately 1.43 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
- 15218 Cameron Road Industrial Preliminary Plan (separate attachment)

STAFF REPORT

LOCATION MAP:

