

STAFF REPORT

Planning and Zoning:	10/6/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0785	E-mail:	kristing@pflugervilletx.gov
Case No.	PP2025-000178	Phone:	512-990-6300

SUBJECT: Approving a preliminary plan revision 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. (PP2025-000178)

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

ZONING: The property is zoned Urban: Level 4 (CL4) and has an approved Specific Use Permit for Industrial Uses, Light and Office/Warehouse (ORD 1568-22-11-08).

ANALYSIS:

The preliminary plan proposes two (2) commercial lots and one (1) landscape lot. Lot 1, Block B, which is located west of the Impact Way extension is approximately 36.615 acres and Lot 1, Block A, which is located east of the Impact Way extension is approximately 44.310 acres. The area is planned to be developed for light industrial and office/warehouse uses. Lot 1, Block C, the landscape lot will have common ownership and shall be maintained by the owners.

The development has an approved Specific Use Permit (SUP) for Industrial Uses, Light and Office/Warehouse. The SUP has conditions to help ensure compatibility of this development with the surrounding land use, such as additional screening and no outdoor storage. This will be reviewed at the time of site plan.

TRANSPORTATION:

Impact Way, a major collector, is proposed from the northern property boundary south to a proposed roundabout. This segment is set to align with the existing Impact Way to the north to help complete the connection from Cameron Road to Pecan Street via a new road segment named Transportation Way. The preliminary plan dedicates approximately 5.478 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 recommend approval.

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ATTACHMENTS:

- Location Map
- 15000 Cameron Road Preliminary Plan (separate attachment)

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LOCATION MAP:

