

STAFF REPORT

Planning and Zoning:	11/7/2022	Staff Contact:	Robyn Miga, Assistant Director
Agenda Item:	2022-1098	E-mail:	robym@pflugervilletx.gov
Case No.	2022-24-FP	Phone:	512-990-6303

SUBJECT: Approving a Final Plat for Longhorn Addition, Phase 3, an approximately 23.882-acre tract situated in the P. Conrad Survey, Abstract No. 200, and the J. Van Winkle Survey, Abstract No. 787, and the W. Barker Survey, Abstract No. 107, Pflugerville, Texas, generally located east of the bend at Meister Lane and future Kenney Fort Blvd., to be known as Longhorn Phase 3 Final Plat (2022-24-FP).

LOCATION:

The subject property is located generally east of the bend at Meister Lane, turning into the future Kenney Fort Blvd.

ZONING: The property is zoned Campus Industrial (CI).

ANALYSIS:

The final plat is intended to establish one (1) 23.882-acre lot. This lot has a proposed land use for distribution.

TRANSPORTATION:

A Traffic Impact Analysis was submitted with the Preliminary Plan and is under review by the city and county. The TIA is required to be approved prior to recordation of the final plat. The approved Preliminary Plan (PP2109- 01) provides for four phases of development, which collectively make up the full extension of Kenney Fort Blvd. from SH 45 to New Meister. This extension will require an effort from the City of Pflugerville, Travis County, as well as TxDOT. Additionally, as part of this development City Council approved the right-of-way abandonment for existing Meister Lane that will be officially abandoned once Kenney Fort is constructed and accepted by the city. Kenney Fort is a minor arterial, which is a 100' ROW in the Transportation Master Plan.

UTILITIES:

Water and wastewater utility services will be provided by the City of Pflugerville.

STAFF RECOMMENDATION:

The final plat meets the minimum state and local requirements, staff recommends approval on the condition that the TIA be approved prior to final plat recordation.

ATTACHMENTS:

- Location Map
 - Longhorn Phase 3 Final Plat
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LOCATION MAP

