where quality meets life **PFLUGERVILLE** **TEXAS**		Pflugerville Planning & Zoning Commission	
		STAFF REPORT	

Planning and Zoning:	8/1/2022	**Staff Contact:**	Robyn Miga, Planning Manager
Agenda Item:	2022-0768	**E-mail:**	robynm@pflugervilletx.gov
Case No.	PP2109-01	**Phone:**	512-990-6300

SUBJECT: Approving a major preliminary plan revision for the Longhorn Addition; a 68.756-acre tract of land out of the P. Conrad Survey, Abstract No. 200, J. Van Winkle Survey, Abstract No. 787, and the W. Barker Survey, Abstract No. 107; Travis County, Texas (PP2109-01).

LOCATION: The subject property is generally located north of New Meister Lane, south of SH 45, west of Heatherwilde Blvd., and east of Schultz Lane.

ZONING: The property is Campus Industrial (CI).

ANALYSIS: The proposed Preliminary Plan Major revision provides for additional phasing and the addition of one lot, making the proposed development a four-lot subdivision that is proposed to be developed in four (4) phases.

TRANSPORTATION:
The proposed preliminary plan amendment still provides for the future extension of Kenney Fort, however, with the new phasing and addition of lot 4, the owner is enabled to build Kenney Fort in phases because of the necessary approvals that are needed from Travis County and TxDOT. A TIA is under review by the city and is required to be approved prior to the recordation of the Phase 2 final plat.

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. There is a Capital Improvement Project for wastewater needed for this area in order for the development to have service, therefore, no certificate of occupancies will be issued for Phase 2-4 until those improvements have been accepted.

STAFF RECOMMENDATION:
The preliminary plan meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:
- Location Map
- Longhorn Preliminary Plan Revision (PP2109-01)

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LOCATION MAP: