

STAFF REPORT

Planning and Zoning:	8/1/2022	Staff Contact:	Robyn Miga, Planning Manager
Agenda Item:	2022-0713	E-mail:	robynm@pflugervilletx.gov
Case No.	2022-3-FP	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Longhorn Addition, Phase 2, an approximately 16.252-acre tract of situated in the P. Conrad Survey, Abstract No. 200, and the J. Van Winkle Survey, Abstract No. 787, Pflugerville, Texas, generally located at the northeast corner of New Meister Lane and future Kenney Fort Blvd., to be known as Longhorn Phase 2 Final Plat (2022-3-FP).

LOCATION:

The subject property is located generally at the northeast corner of New Meister Lane and existing Meister Lane (future Kenney Fort Blvd.).

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

ANALYSIS:

The final plat is intended to establish one 15.252-acre lot and provides for the construction of Kenney Fort Blvd. south of the bend at Meister Lane, which is approximately 3.527 acres.

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:

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines is necessary to serve the subdivision and are reflected in the preliminary plan, as well as public improvement plans that are under review by the city. Additionally, there is a Capital Improvement Project (CIP) that is proposed for wastewater service in this area to address the added demand on the infrastructure in this area. This platted lot will not be able to receive a certificate of occupancy for any proposed structures until the city's wastewater project is accepted.

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STAFF RECOMMENDATION:

Staff recommends approval of the proposed final plat, and the recordation of the plat is conditioned on TIA approval, as well as the extension of Kenney Fort Blvd. - as shown in this plat - being accepted by the city.

ATTACHMENTS:

- Location Map
- Longhorn Phase 2 Final Plat

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LOCATION MAP:

