



# City of Pflugerville

## Legislation Text

---

**File #:** 2021-1243, **Version:** 1

---

Approving a Preliminary Plan for Longhorn; 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)

The proposed Preliminary Plan includes three lots to be developed in two phases. The first phase being a 10.122 acre tract, which is a proposed data center, and the second phase would include the remaining 58.664 acres. The site is proposed in phases. The proposed plat shows the future extension of Kenney Fort Blvd. west of lots 1 and 2, which includes a potential abandonment of Meister Lane once the Kenny Fort Blvd. alignment is approved by all public entities with jurisdiction. A Traffic Impact Analysis will be required for phase 2 of the development to account for all traffic impacts for the entire site. 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.

The Preliminary Plan meets all requirements. Staff recommends approval as presented.

Robyn Miga, Planning Manager