

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2019-0186**ZAP DATE:** 5.17.2022**SUBDIVISION NAME:** Premier Logistics Park - Preliminary Plan**AREA:** 148.272 acres**LOT(S):** 7 Lots**OWNER/APPLICANT:** Hillwood, A Perot Company (Mike Jones)**AGENT:** Parnell Engineering, Inc (Will Parnell)**ADDRESS OF SUBDIVISION:** Extension of Ferguson Road**GRIDS:** N/A**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** N/A**ADMINISTRATIVE WAIVERS:**

None

VARIANCES:

None

SIDEWALKS: Are required on all boundary and internal streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan consisting of 7 commercial lots on 148.272 acres. The proposed subdivision will take access from the end of Ferguson Road and is located in the city's 2-Mile ETJ. Water and wastewater will be provided by City of Austin. The developer has entered into a phasing agreement with Travis County for the purpose of addressing the transportation effects of the proposed development on all adjacent existing roadways. The roadway improvements include dedication of right-of-way for the extension of Ferguson road, adding turn signals, deceleration, acceleration and turning lanes.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county.

ISSUES:

Staff has received some inquiries from several residents of the area on this proposed request.

STAFF RECOMMENDATION: This plan is subject to HB3167. As this preliminary plan has been scheduled for May 17th, 2022, at Travis County Commissioners court this morning and it meets all Title 30 requirements; Staff recommends approval with conditions of proposed preliminary plan subject to the conditions listed in the case manager comment report that has been included with the back up.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
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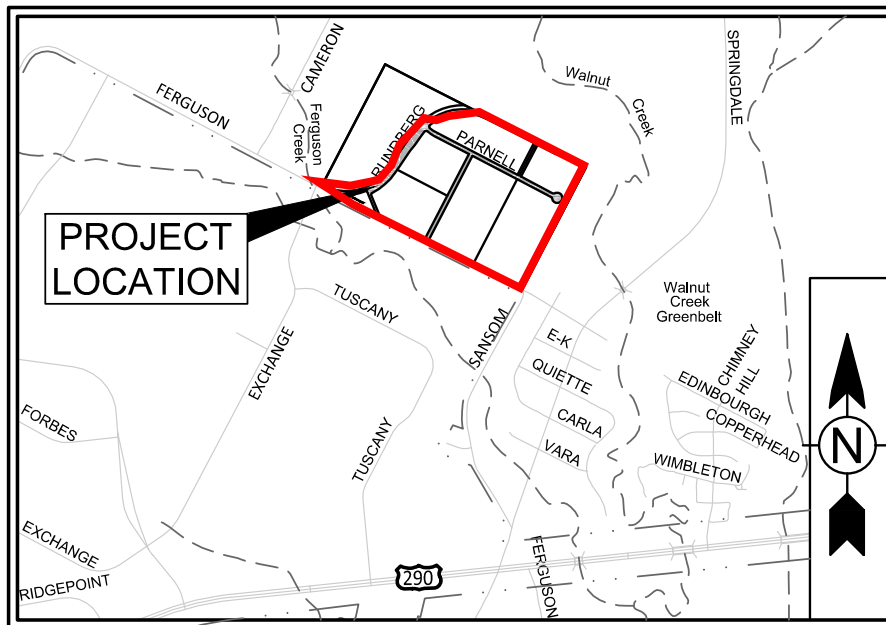
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Bar Measures 1 inch, otherwise drawing not to scale

SITE LOCATION MAP

SUBDIVISION IMPROVEMENTS PLAN FOR PREMIER LOGISTICS PARK

2900 FERGUSON LANE
AUSTIN, TRAVIS COUNTY, TEXAS 78754
JANUARY 2022



VICINITY MAP

NOT TO SCALE

C.O.A. GRID NO'S : M28

MAPSCO PAGE : 526Z

SUBMITTAL DATE:

JANUARY XX, 2022

RELATED CASE NUMBERS:

TAX I.D NO: 0234310412

C8I-2019-0264

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