

Planning and Zoning:	10/3/2011	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2011-0836	E-mail:	jeremyf@cityofpflugerville.com
Case No.	PP1109-01	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for the Pflugerville Community Development Corporation Renewable Energy Park; a 167.123-acre tract of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas

BACKGROUND/DISCUSSION

Location:

The proposed subdivision is a 167.123-acre tract located southwest of the Pecan Street and SH 130 intersection.

Zoning:

The tract is zoned Urban Center Level 5 (CL5) which currently allows for a mix of commercial and residential land uses. On September 19, 2011, the Planning and Zoning Commission held a public hearing for a text amendment to allow light industrial land uses through a special district in the CL5 district. Consideration of the text amendment is a separate item on this agenda.

In connection with the text amendment, the Pflugerville Community Development Corporation (PCDC) proposed a special district to allow for a light industrial land use on Lot 4 of the proposed preliminary plan. The Planning and Zoning Commission held a public hearing on September 19, 2011, and unanimously recommended approval to the City Council. On October 11, 2011, the City Council will conduct a public hearing and consider on first reading both the text amendment and the special district.

Analysis:

PCDC purchased the combined 160-acre tract at the southwest corner of SH 130 and Pecan Street in 2008 and 2009 in order to establish employment opportunities in the city. In 2011, PCDC acquired an additional 7 acres of land from Travis County to improve access to the proposed subdivision.

The preliminary plan consists of 4 large lots and a small segment of an east to west collector level road that divides the tract and provides internal access. Phase 1 of the development contains Lots 1 and 4, a segment of Helios Drive and public utilities needed to serve the subdivision, including a new wastewater lift station. Further refinement of the preliminary plan including further subdivision of Lots 2 and 3 are expected as development pressure increases.

A conceptual layout of the entire 160-acre tract is included within the proposed preliminary plan and reflects a potential future road network and lot layout. As reflected through notes on the plan, the ultimate design layout is only conceptual and for illustrative purposes only.

Transportation:

An existing curb cut and private driveway is located off of Pecan Street and will continue to be used to provide access to Lot 2. The private driveway may extend from Pecan Street to intersect with Helios Drive. Given the proximity of the existing curb cut to the SH 130 and Pecan St. intersection, access from the private driveway will be limited to right turn movements. A future road may extend from Helios Drive to the southern boundary of Lot 3. The future road alignment has yet to be determined and a revision to the preliminary plan will be required in the future.

As referenced above, PCDC acquired from Travis County approximately 7 acres of land earlier this year which includes a 1,598-ft segment of the Northeast Metropolitan Park road. The road will be used to provide additional access to the proposed subdivision and the acreage is proposed to be dedicated to the City as public right of way with the final plat. Per the acquisition requirements, this road will continue to provide uninterrupted access to the park and will be named Sun Light Near Way.

Helios Drive is a west to east, 70-ft collector level road which will provide internal access to the subdivision. Helios Drive will intersect with Sun Light Near Way at the west end of the subdivision and may intersect with a future north to south road and private driveway within the subdivision. Helios Drive is not anticipated to extend eastward to SH 130, as access to the SH 130 frontage road was restricted by TxDOT during SH 130 property acquisition. Helios Drive is envisioned on the Thoroughfare Plan to continue westward through unplatted land and provide a future connection with Pecan Street. A signal at that future intersection could be anticipated should it be warranted.

Sun Light Near Way currently contains an existing 10-ft. hike and bike trail along the west side of the road. Additional hike and bike trails are not included at this time within the proposed subdivision. A minimum 6-ft wide sidewalk will be required along the south side of Pecan Street and along both sides of Helios Drive and any additional future roadways.

Water and Sewer:

Significant utility infrastructure is included with Phase 1 of the subdivision. A connection will be made to an existing Pflugerville water line in Pecan Street, with a new line to be extended along the east side of Lot 2 and then westward within Helios Drive to Sun Light Near Way. A gravity wastewater line will be constructed within Lot 2 and extend along the northern boundary of Lot 4, at which point it will extend along the eastern boundary of the subdivision to a lift station in the southeast corner of Lot 3. Sufficient Pflugerville utilities are available to serve the subdivision.

Parks:

At this time, no residential development is proposed and therefore no parkland has been included within the preliminary plan. If a residential land use is proposed in the future, park land dedication or fee in lieu will be required to be approved by the Parks and Recreation Commission. At that time, the preliminary plan will have to be revised to reflect the changes.

Trees:

A tree survey is provided within the preliminary plan and identifies several protected trees within the subdivision. Many trees are proposed to be removed and as noted on the preliminary plan, will require conformance with Subchapter 12 of the Unified Development Code, including a mitigation plan prior to their disturbance.

STAFF RECOMMENDATION:

The proposed subdivision meets the minimum requirements and Staff recommends approval of the Pflugerville Community Development Corporation Renewable Energy Park Preliminary Plan.

ATTACHMENTS:

- Location Map
- Pflugerville Community Development Corporation Renewable Energy Park Preliminary Plan (separate attachment)

LOCATION MAP:

