

**FINAL REPORT**

<b>Planning and Zoning:</b>	12/16/2013	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2013-2510	<b>E-mail:</b>	<a href="mailto:jeremyf@pflugervilletx.gov">jeremyf@pflugervilletx.gov</a>
<b>Case No.</b>	FP1311-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and approve a Replat of Lot 3C Renewable Energy Park; a 108.427-acre tract of land out of the William Caldwell Survey No. 162, generally located southwest of the Pecan St and SH 130 intersection in Pflugerville, Texas. (FP1311-02)

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**Location:**

The proposed Replat of Lot 3C consists of a 108.427-acre tract located generally southeast of the Helios Way and Sun Light Near Way intersection within the commonly known SH 130 Commerce Center.

**Zoning:**

The subject property is within the city limits and is zoned Urban Center Level 5 (CL5), which allows for a mix of residential and commercial land uses. On December 11, 2012, the City Council approved a special district to allow for light industrial uses on the proposed Lot 3C.

**Analysis:**

PCDC purchased the 160-acre tract, now commonly known as the SH 130 Commerce Center at the southwest corner of SH 130 and Pecan Street in 2009 with intent of establishing employment opportunities in the city. An original preliminary plan and final plat was approved in November, 2011 which consisted of 4 large lots, a segment of the Northeast Metropolitan park drive now a public street known as Sun Light Near Way, and an internal public street known as Helios Way.

In January, 2013 the original Lot 3 was divided into three separate lots in order to create Lots 3A, 3B and 3C. With all lots having access to public utilities or through a minor extension, a revised preliminary plan was not required prior to the replat. Shortly after receiving approval of the replat, a revised preliminary plan was submitted for Phase 2 of the development, which included a further division of Lot 3C and the establishment of Impact Way, a north/south industrial collector level road which bisects the overall development in half. The revised preliminary plan was approved in August 2013.

The proposed Replat is consistent with the revised preliminary plan and includes a division of Lot 3C into four total lots to establish Lots 3C, 3D, 3E, 3F, and a portion of the southern extent of Impact Way. The SH 130 Commerce Center Phase 2 construction plans were recently approved for the Phase 2 public improvements and construction is eminent. The proposed financing of Phase 2 includes city issued bonds payable by PCDC, therefore fiscal security was not required prior to the Final Plat.

**Transportation:**

A portion of Impact Way, an industrial collector level street is included in the Replat and will provide access to all of the lots within the proposed Replat. A public temporary access easement is established

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with the Replat and will provide for a temporary turn around at the southern extent of the street. In the future, Impact Way may be extended to the southern property line of the SH 130 Commerce Center development and may connect to a future, southern regional collector.

**Utilities:**

Water and wastewater will continue to be provided by the City of Pflugerville and utility line extensions needed to service all of the proposed lots were included in the SH 130 Commerce Center Phase 2 construction plans and will be provided. A temporary drainage easement was reflected on the original Lot 3 which extended through the proposed Impact Way ROW and into Lot 3D. With the construction of Impact Way improvements, the temporary drainage easement is no longer necessary and therefore vacated through this replat. A private temporary drainage easement remains on Lot 3D and is a private easement between the owners of Lot 4 and Lot 3D.

**Parks:**

At this time, no residential development is proposed and therefore no parkland is required. If a residential land use is proposed in the future, parkland dedication or fee in lieu will be required with consideration by the Parks and Recreation Commission and City Council, in which a replat may be required.

**Trees:**

A tree survey was provided within the preliminary plan and several trees were identified to be removed with the SH 130 Commerce Center Phase 2 public improvements. The tree mitigation fee was paid at time of construction plan approval.

**Notification:**

As required by the Texas Local Government Code, notification was provided for the proposed Replat.

**STAFF RECOMMENDATION:**

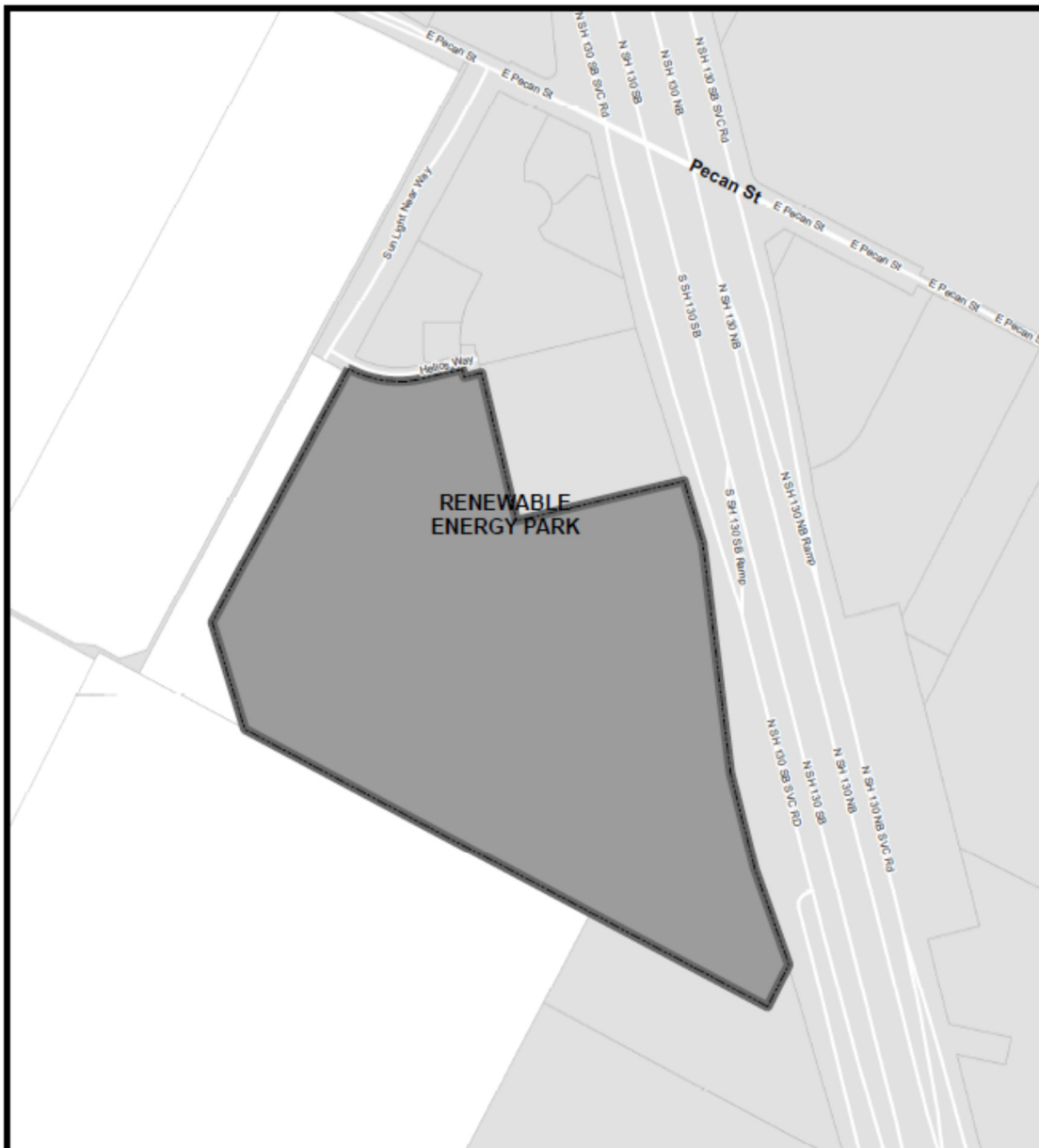
Through agreements between the City and PCDC, the proposed subdivision meets the minimum requirements and Staff recommends approval of the Replat of Lot 3C Renewable Energy Park.








**ATTACHMENTS:**

- Location Map
- Replat of Lot 3C Renewable Energy Park (separate attachment)

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**LOCATION MAP:**



<p><b>Replat of Replat of Lot 3 - R.E.P.</b></p> <p><b>Case Number: FP1311-02</b></p> <p><b>11/04/2013</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> City Limits</li> <li> ETJ</li> </ul> <p> Feet      0 250 500 1,000</p>	<p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p></p>	<p><b>Locator Map</b></p> 
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