

STAFF REPORT

Planning and Zoning:	2/3/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0132	E-mail:	kristing@pflugervilletx.gov
Case No.	FP2024-000444	Phone:	512-990-6300

SUBJECT: To conduct a public hearing and consider an application to Replat Lot 3H, Renewable Energy park, situated in the William Caldwell Survey, Abstract 162, Travis County, Texas in order to dedicate right-of-way for Impact Way on approximately 15.5063 acres, to be known as the Replat of Lot 3H, Renewable Energy Park (FP2024-000444).

LOCATION:

The SH 130 Commerce Center a.k.a. Renewable Energy Park subdivision is located southwest of the East Pecan Street and SH 130 intersection. The proposed final plat is for land in the southern extent of the development.

ZONING:

The subject property is zoned Urban Center Level 5 (CL5), which allows for a mix of residential and commercial land uses.

ANALYSIS:

The replat dedicates more right-of-way for Impact Way to allow for the continuation of Impact Way to the south to connect to Cameron Road.

UTILITIES:

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Utility line extensions are proposed with the Impact Way extension.

STAFF RECOMMENDATION:

The proposed Replat meets state and local requirements and staff recommends approval.

ATTACHMENTS:

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

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LOCATION MAP:

