

Planning and Zoning:	11/7/2011	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2011-0876	E-mail:	jeremyf@cityofpflugerville.com
Case No.	FP1110-01	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Renewable Energy Park; a 167.123-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. (FP1110-01)

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 allows for a mix of commercial and residential land uses. On October 25, 2011, the City Council approved a Special District to allow light industrial land uses on Lot 4 of the proposed subdivision.

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 land was voluntarily annexed into the city on September 27, 2011.

The Final Plat consists of 4 large lots, a segment of the existing park drive proposed as right of way, 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 Way and public utilities needed to serve the subdivision, including a new wastewater lift station. Construction plans were approved on October 6, 2011 for the lift station and separate construction plans will be submitted for the remaining public infrastructure. A Memorandum of Understanding was made between the City and PCDC to relieve fiscal security from being required prior to the final plat.

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. 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.

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 entry drive and a

10-ft wide hike and bike trail. The acreage is proposed to be dedicated as public right of way through the final plat. Per the acquisition requirements, the existing park road will continue to provide uninterrupted access to the park and will be named Sun Light Near Way.

Helios Way is a west to east, 70-ft collector level road which will provide internal access within the subdivision. Helios Way 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 access way within the subdivision. Helios Way is not anticipated to extend eastward to SH 130. Access to the SH 130 frontage road was restricted by TxDOT during SH 130 property acquisition from the previous property owners. Helios Way 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 Way and any additional future public roadways. No improvements to Sun Light Near Way are proposed or required in conjunction with this plat.

Water and Sewer:

A connection will be made to an existing Pflugerville water line in Pecan Street to serve the subdivision. A gravity wastewater line will be constructed and extended 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 and will be constructed by the Pflugerville Community Development Corporation. A portion of the tract is in the Manville Water Supply Corporation Certificate of Convenience and Necessity (CCN) area and PCDC has petitioned for its release.

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, park land 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. Trees proposed to be removed 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:

With a Memorandum of Understanding between the City and PCDC, the proposed subdivision meets the minimum requirements and Staff recommends approval of the Pflugerville Community Development Corporation Renewable Energy Park Final Plat.



Pflugerville
Planning and Zoning
Commission

AGENDA REPORT

ATTACHMENTS:

- Location Map
- Pflugerville Community Development Corporation Renewable Energy Park Final Plat (separate attachment)

LOCATION MAP:

