

**STAFF REPORT**

<b>Planning and Zoning:</b>	10/4/2021	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2021-1051	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP2106-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to Replat Lot 3F Renewable Energy Park out of the William Caldwell Survey, Abstract No. 162 in Pflugerville, TX in order to create two lots consisting of 41.648 total acres, to be known as the Replat of Lot 3F Renewable Energy Park. (FP2106-01).

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**LOCATION:**

The SH 130 Commerce Center a.k.a. Renewable Energy Park subdivision is located southwest of the E. Pecan St. 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 divides the existing Lot 3F to establish Lots 3F and 3H. Lot 3F consists of 24.393 acres and is anticipated to have a non-residential land use in the future. Lot 3H consists of 15.494 acres and is a drainage lot with the development's regional detention pond. An extension of Impact Way right of way to the southern property line is included in the Replat.

**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 3F Renewable Energy Park (separate attachment)

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**LOCATION MAP:**

