

## STAFF REPORT

<b>Planning and Zoning:</b>	2/2/2015	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2015-3657	<b>E-mail:</b>	<a href="mailto:jeremyf@pflugervilletx.gov">jeremyf@pflugervilletx.gov</a>
<b>Case No.</b>	FP1412-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application for a Replat of Lot 2D of the Replat of Lot 2C - Renewable Energy Park and Lot 1B of the Replat of Lot 1 - Renewable Energy Park. (FP1412-01)

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### Location:

The proposed Replat consists of two lots located generally northwest of the Helios Way and Impact Way intersection within the commonly known SH 130 Commerce Center.

### Zoning:

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

### 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 April 2013, the original Lot 2 was divided into three separate lots in order to create Lots 2A, 2B and 2C. Concurrent with the former Replat, a revised Preliminary Plan was submitted for Phase 2 of the development, which included a further division of Lot 2C 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.

In August 2013, the original Lot 1 was divided into two lots, establishing Lot 1A and Lot 1B. A site development permit was issued for Lot 1A in October 2013 for the Thin-nology project, which has since been constructed. No site development permits have been submitted for Lot 1B.

In December 2013, Lot 2C was further divided into two lots to establish Lots 2C, 2D, and a portion of the northern extent of Impact Way. A site development permit was issued for Lot 2C in October 2014 for the Best Western hotel that is currently under construction. While no site development permits have been issued for Lot 2D, once the proposed configuration is approved, the Marriott hotel and convention center are planned at this location.

The proposed Replat will shift the lot line between Lots 1B and 2D approximately 105 feet to the south, so that Lot 1B will have an area of 3.830 acres vs. the current 4.713 acres. With the

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adjustment, a new division is proposed within Lot 2D to establish a new lot to be known as Lot 2F. Development plans for Lot 2F are unknown at this time.

### **Transportation:**

All lots have access to public streets and no further transportation improvements are included or required with the proposed Replat. A joint access easement has been provided along the southeast property line of Lot 2F to provide a common driveway onto Impact Way for Lots 2D and 2F. An additional joint access easement is provided at the southeast property line on Lot 2D to provide a common driveway onto Impact Way for Lots 2D and 1B.

### **Utilities:**

Water and wastewater utilities will continue to be provided by the City of Pflugerville and all necessary utility extensions have been provided along Impact Way to serve all lots.

### **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 with the Preliminary Plan and did not identify any protected trees within the proposed Replat area.

### **Notification:**

Notification was provided for the proposed Replat in accordance with the Texas Local Government Code.

### **STAFF RECOMMENDATION:**

The proposed Replat meets the minimum local and state requirements, and Staff recommends approval.

### **ATTACHMENTS:**

- Location Map
- Replat of Lot 2D of the Replat of Lot 2C- Renewable Energy Park and Lot 1B of the Replat of Lot 1 - Renewable Energy Park (separate attachment)

**LOCATION MAP:**

