

FINAL REPORT

Planning and Zoning:	4/01/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-1788	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP1302-02	Phone:	512-990-6300

SUBJECT: Approving a Revised Preliminary Plat for a Resubdivision of Lot 2 of the Pflugerville Community Development Corporation Renewable Energy Park; a 21.335-acre tract of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas

BACKGROUND/DISCUSSION

Location:

The Renewable Energy Park subdivision consists of 167 acres of land located southwest of the E. Pecan St. and SH 130 intersection. Lot 2 is a 21.335-acre lot located in the northern portion of the original subdivision, with frontage along E. Pecan St, N. SH 130 Service Rd, and Sun Light Near Way.

Zoning:

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

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 original preliminary was approved in 2011 and established 4 large lots with an expectation of further refinement as development pressure continues.

The revised preliminary plat is proposed to address a division of Lot 2 in order to create Lots 2A, 2B, 2C and 2D. A new collector level road, Sol Invictus Dr will bisect the original Lot 2, providing access to the 4 lots and providing a public road connection between E. Pecan St and Helios Dr. The road will utilize the existing driveway curb cut on E. Pecan St and a note on Sheet 1 identifies future improvements to E. Pecan St may limit the access point to a right in, right out condition. Included in this revised preliminary plan is a conceptual layout of the entire 160-acre tract which reflects a future extension of the road to the south property line. An additional joint access easement is provided between Lots 2A and 2B to provide future driveway access to the SH 130 frontage road if permitted by TxDOT.

Transportation:

E. Pecan St and SH 130 frontage road are TxDOT roadways and access points are subject to their review and approval. An existing driveway was located off of E. Pecan St and the current road provides access to the solar sail project. An extension of the road to Helios Dr. is included in this preliminary plan. Access to SH 130 frontage road is identified through a joint access easement. Permission from TxDOT for access

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in this location has not been obtained at this time and is required before any connections are made. Access to Sun Light Near Way is subject to the spacing requirements of the Unified Development Code and Engineering Design Guidelines.

Water and Sewer:

A proposed extension of an 8-inch wastewater line along the east side of Lots 2A, 2B and 2C and along the north end of Lot 2D is proposed to provide adequate service to the proposed lots. No adjustments are needed or proposed to water infrastructure to serve the proposed lots. Additional utility infrastructure reflected in the preliminary is conceptual and provided to reflect future development phases and subject to additional review and adjustment.

Parks:

At this time, no residential development is proposed and therefore no parkland has been included within the preliminary plan. If a residential land use is proposed in the future, park land dedication or fee in lieu will be required to be approved by the Parks and Recreation Commission. At that time, the preliminary plan will have to be revised to reflect the changes.

Trees:

A tree survey is provided within the preliminary plan and identifies several protected trees within the subdivision. Many trees are proposed to be removed and 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:

The proposed subdivision meets the minimum requirements and staff recommends approving the Revised Preliminary Plat for a Resubdivision of Lot 2 of the Pflugerville Community Development Corporation Renewable Energy Park.

ATTACHMENTS:

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

LOCATION MAP:

