

**FINAL REPORT**

<b>Planning and Zoning:</b>	4/1/2013	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2013-1755	<b>E-mail:</b>	<a href="mailto:jeremyf@pflugervilletx.gov">jeremyf@pflugervilletx.gov</a>
<b>Case No.</b>	RP1302-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider approving an application to Replat Lot 2 of the Renewable Energy Park subdivision into three (3) separate lots to create Lot 2A, 2B, and 2C to be known as the Replat of Lot 2 - Renewable Energy Park.

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**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, the Pflugerville Community Development Corporation (PCDC) acquired the additional 7 acres now known as Sun Light Near Way and a final plat approved in December 2011 established the original 4 lot configuration which has since been further modified through prior replats.

The proposed Replat will divide Lot 2 into three (3) lots with Lots 2A and 2C having direct frontage along E. Pecan St and Lot 2B having frontage along the SH 130 frontage Rd. A revised preliminary plat is being reviewed concurrently with this replat in order to address a revised lot configuration, proposed right of way and a wastewater line extension. The revised preliminary identifies Lot 2C to be further divided with right of way bisecting the lot. A future replat will be necessary for Lot 2C.

A temporary joint access easement will provide public access to the three lots from E. Pecan St and will establish an alignment for a future street connecting E. Pecan St with Helios Way. As noted on the plat, when Lot 2C is further divided, the temporary access easement will be replaced with right of way and the temporary access easement will be automatically vacated. 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. Construction plans have been approved for a wastewater service line extension in order to provide wastewater service to the proposed lots. A Memorandum of Understanding was made between the City and the Pflugerville Community Development Corporation (PCDC) to relieve fiscal security from being required prior to the Final Plat.

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**Transportation:**

Access to E. Pecan St is currently provided through an existing driveway which is proposed as a temporary access easement until future platting converts the easement into right of way. As noted on the plat, full access to this driveway may become limited to a right in, right out condition depending on median additions associated with future roadway expansions within E. Pecan St. While permissions have not been obtained yet from TxDOT, an additional joint access easement is proposed between Lots 2A and 2B to provide future access to SH 130 service road. Access to Sun Light Near Way is subject to the spacing requirements of the Unified Development Code and Engineering Design Guidelines.

**Water and Sewer:**

Water and wastewater will continue to be provided by the City of Pflugerville. Wastewater service is currently provided along the southern extent of Lot 2, however with the additional lots, an 8-inch wastewater service line will be extended along the east property line to provide service to Lots 2A, 2B and the north portion of Lot 2C.

**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 concurrent preliminary plan on this same agenda reflecting the proposed changes and a Memorandum of Understanding between the City and PCDC, the proposed subdivision meets the minimum requirements and staff recommends approval of the Replat of Lot 2 - Renewable Energy Park Final Plat.

**ATTACHMENTS:**

- Location Map
- Replat of Lot 2 - Renewable Energy Park Replat (separate attachment)

**LOCATION MAP:**

