

FINAL REPORT

Planning and Zoning:	12/16/2013	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2013-2509	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1311-01	Phone:	512-990-6300

SUBJECT: To receive public comment and approve a Replat of Lot 2C Renewable Energy Park; a 16.118-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. (FP1311-01)

Location:

The proposed Replat of Lot 2C consists of a 16.118-acre tract located generally southeast of the Helios Way and Sun Light Near 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.

The proposed Replat is consistent with the revised preliminary plan and includes a division of Lot 2C into two total lots to establish Lots 2C, 2D, and a portion of the northern extent of Impact Way. The SH 130 Commerce Center Phase 2 construction plans were recently approved for the Phase 2 public improvements and construction is eminent. The proposed financing of Phase 2 includes city issued bonds payable by PCDC, therefore fiscal security was not required prior to the Final Plat.

Transportation:

A segment of Impact Way, an industrial collector level street is included in the Replat and will provide a public street connection between E. Pecan St. and Helios Way. The former Replat of Lot 2 identified a portion of the proposed right of way through a driveway and temporary access easement off of E. Pecan St. With the establishment of Impact Way, the former temporary access easement is automatically

FINAL REPORT

vacated with this Replat. As noted on the plat, vehicle turning movements from the former driveway/Impact Way will be limited to a right in, right out condition when E. Pecan St. is further improved in the future.

Utilities:

Water and wastewater will continue to be provided by the City of Pflugerville and the extension of utility lines to service all of the proposed lots were included in the SH 130 Commerce Center Phase 2 construction plans. A temporary drainage easement was reflected on Lot 2C in the former replat and was intended to provide temporary detention until the larger pond was established at the southern extent of SH 130 Commerce Center development. The permanent drainage improvements were included with the SH 130 Commerce Center Phase 2 construction plans and the temporary drainage easement is no longer necessary and therefore vacated through this replat.

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 within the preliminary plan and no protected trees within the Replat are planned for removal.

Notification:

As required by the Texas Local Government Code, notification was provided for the proposed Replat.

STAFF RECOMMENDATION:

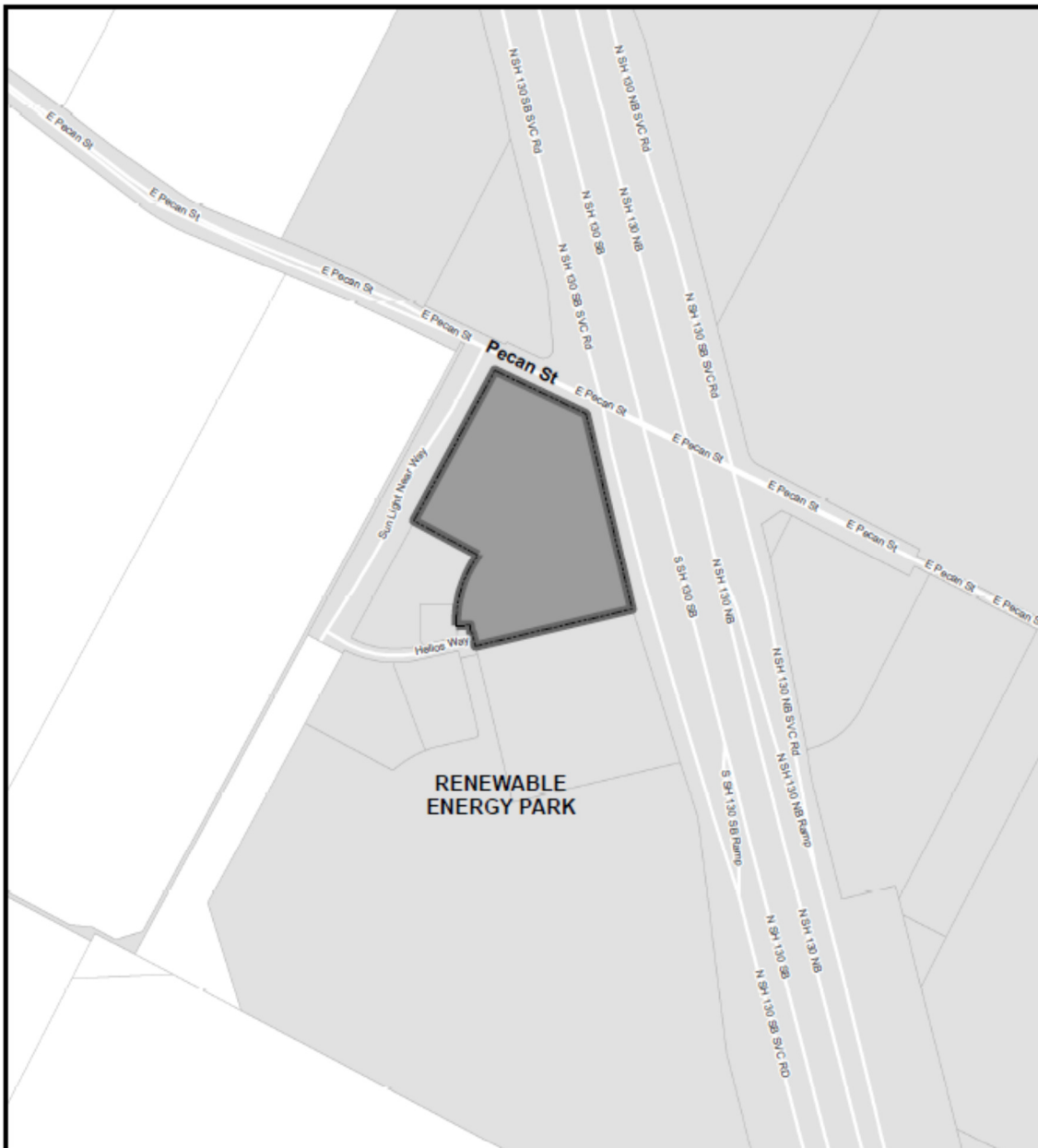
Through agreements between the City and PCDC, the proposed subdivision meets the minimum requirements and Staff recommends approval of the Replat of Lot 3C Renewable Energy Park.




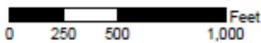



ATTACHMENTS:

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

FINAL REPORT

LOCATION MAP:



<p>Replat of Replat Lot 2A,B,C</p> <hr/> <p>Case Number: FP1311-01</p> <hr/> <p>11/04/2013</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETJ <p> Feet 0 250 500 1,000</p>	<p></p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> <p></p>	<p>Locator Map</p> 
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