

STAFF REPORT

Planning and Zoning:	7/19/2021	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
Agenda Item:	2021-0716	E-mail:	jeremyf@pflugervilletx.gov
Case No.	PP2103-01	Phone:	512-990-6300

SUBJECT: Approving a Revised Preliminary Plan for the Pflugerville Community Development Corporation SH 130 Commerce Center – Phase III, formerly known as Renewable Energy Park; consisting of 41.648-acres of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas.

LOCATION:

The SH 130 Commerce Center subdivision is located southwest of the E. Pecan St. and SH 130 intersection. The proposed revision 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:

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 continued. Revisions to the original preliminary plan and portions of the development were approved in 2012, and 2013.

The revised preliminary plan includes an extension of Impact Way right of way and divides the existing Lot 3F to establish Lots 3F and 3H. While the full extension of right of way is included in the preliminary, only a portion of Impact Way is planned to be constructed at this time. 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.

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.

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 to be

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approved by the Parks and Recreation Commission. At that time, the preliminary plan will have to be revised to reflect the changes.

STAFF RECOMMENDATION:

The proposed subdivision meets state and local requirements and staff recommends approving the proposed Preliminary Plan.

ATTACHMENTS:

- Location Map
- Revised Preliminary Plan for Pflugerville Community Development Corporation SH 130 Commerce Center – Phase III (separate attachment)

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LOCATION MAP:

