

STAFF REPORT

Planning and Zoning:	9/19/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
Agenda Item:	2016-5203	E-mail:	jeremyf@pflugervilletx.gov
Case No.	FP1608-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to Replat Lot 1B Renewable Energy Park. (FP1608-01)

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.

A Replat was approved in February 2015 to shift the lot line between Lots 1B and Lot 2D to adjust the area of the two lots, and establish a new lot to the north, now known as Lot 2F.

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The proposed Replat will further divide Lot 1B into two lots, creating Lots 1B and 1C. There are no known development plans for either lot at this time.

Transportation:

All lots have access to public streets and no further transportation improvements are included or required with the proposed Replat. An existing joint access easement was provided between Lot 1A and Lot 1C with a previous replat, enabling all three lots to have access to Helios Way. An additional joint access easement on Lot 2D will 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. A public wastewater line extension is required for Lot 1C and is provided within a wastewater easement on Lot 1B.

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.

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
- Final Plat of Replat of Lot 1B of the 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)

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LOCATION MAP:

