

**STAFF REPORT**

<b>Planning and Zoning:</b>	9/19/2016	<b>Staff Contact:</b>	Jeremy Frazzell, Senior Planner
<b>Agenda Item:</b>	2016-5202	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1607-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Revised Preliminary Plan for a Resubdivision of Lot 1B of the Pflugerville Community Development Corporation Renewable Energy Park; a 3.830-acre tract of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas

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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 1B is a 3.830-acre lot located in the northwestern portion of the original subdivision, with frontage along Impact Way, Helios Way, 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. Revisions to the original preliminary plan and portions of the development were approved in 2012, and 2013. Final plat approvals have kept the preliminary plan active.

The proposed revision to the preliminary plan reflects a division of Lot 1B to create Lots 1B and 1C. The preliminary plan revision was required in order to identify how the required public wastewater line extension to serve Lot 2C was planned. No other revisions are proposed within the preliminary plan.

**TRANSPORTATION:**

Access to Helios Way, Impact Way, and Sun Light Near Way is subject to the spacing requirements of the Unified Development Code and Engineering Design Guidelines. 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.

**WATER AND SEWER:**

Water and wastewater utilities will continue to be provided by the City of Pflugerville. A proposed extension of a 6-inch wastewater line along the south side of Lot 1B from Impact Way is proposed to

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serve Lot 1C. No adjustments are needed or proposed to water infrastructure to serve the proposed lots.

### **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.

### **STAFF RECOMMENDATION:**

The proposed subdivision meets the minimum requirements and staff recommends approving the Revised Preliminary Plat for a Resubdivision of Lot 1B of the Pflugerville Community Development Corporation Renewable Energy Park.

### **ATTACHMENTS:**

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

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### LOCATION MAP:

