

STAFF REPORT

Planning and Zoning:	6/4/2018	Staff Contact:	Ian Beck, Planner 1
Agenda Item:	2018-6816	E-mail:	ianb@pflugervilletx.gov
Case No.	FP1803-02	Phone:	512-990-6303

SUBJECT: To receive public comment and consider an application to Replat Lot 3F, of the Renewable Energy Park, in order to create two lots. (FP1803-02)

LOCATION:

The proposed subdivision consists of 39.887-acres of land is located southwest of the E Pecan St and TX-130 Service Rd intersection generally in the south section of the City of Pflugerville.

ZONING:

Lot 3F is currently zoned under the Corridor Level 5 (CL5) zoning district. The Corridor Level 5 (CL5) district is intended to establish dense, dynamic and walkable centers for living, working and shopping.

ANALYSIS:

Lot 3F, consists of 39.887 acres and is a part of the 167.123 acre Renewable Energy Park. Lot 3F is a non-residential tract of land established through the SH 130 Commerce Center-Phase 3 Preliminary Plan. The proposed subdivision designates 15.494 acres out of the total Lot 3F 39.887-acre tract, to become Lot 3H. The proposed 15.494-acre tract, Lot 3H, is designated as a non-residential use within the SH 130 Commerce Center-Phase 3 Preliminary Plan.

TRANSPORTATION:

Impact way is to be extended 560 feet but will not be extended beyond the existing drainage easement at this time.

UTILITIES:

Water and wastewater service is provided by the City of Pflugerville. Utility line extensions are proposed with the Impact Way road extensions.

NOTIFICATION:

Notification was published in the newspaper.

STAFF RECOMMENDATION:

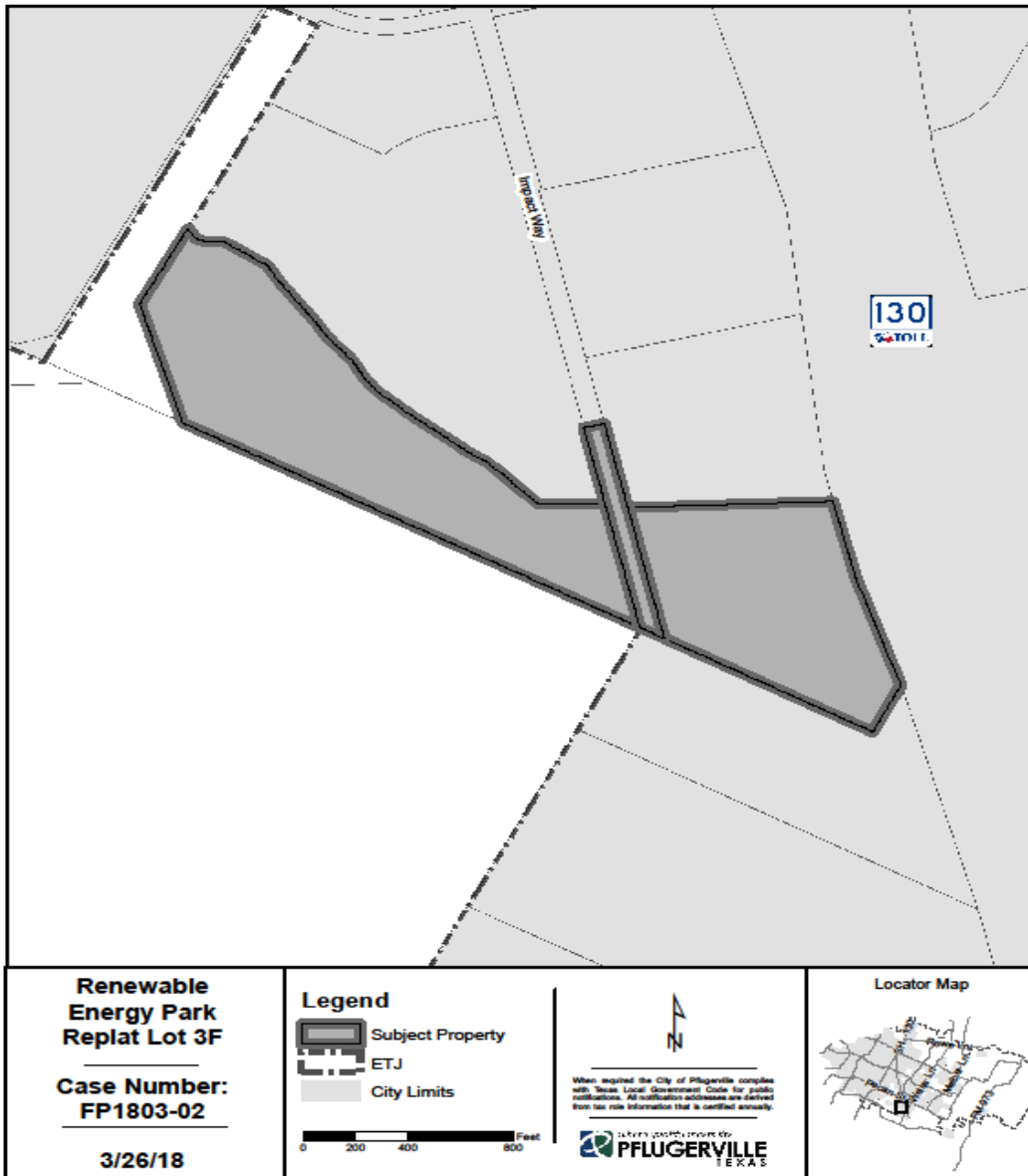
The Replat meets the minimum state and local requirements, and Staff recommends approval.

ATTACHMENTS:

- Location Map

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LOCATION MAP:



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