



City of Pflugerville

Legislation Text

File #: 2021-0716, **Version:** 1

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. (PP2103-01)

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. 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. 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.

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

Jeremy Frazzell, P&DS Asst. Dir.