



# City of Pflugerville

## Legislation Details (With Text)

<b>File #:</b>	2013-1755	<b>Version:</b>	1	<b>Name:</b>	Replat of Lot 2 - Renewable Energy Park
<b>Type:</b>	Presentation	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	3/11/2013	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	4/1/2013	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	To receive public comment and consider approving an application to Replat Lot 2 of the Renewable Energy Park subdivision into three (3) separate lots to create Lot 2A, 2B, and 2C to be known as the Replat of Lot 2-Renewable Energy Park. (RP1302-01)				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Lot 2 - Renewable Energy Park Replat

Date	Ver.	Action By	Action	Result
4/1/2013	1	Planning and Zoning Commission	Read	

To receive public comment and consider approving an application to Replat Lot 2 of the Renewable Energy Park subdivision into three (3) separate lots to create Lot 2A, 2B, and 2C to be known as the Replat of Lot 2-Renewable Energy Park. (RP1302-01)

The proposed Replat will divide Lot 2 into three lots with Lots 2A and 2C having direct frontage along E. Pecan St and Lot 2B having frontage along the SH 130 frontage Rd. A revised preliminary plan is being reviewed concurrently with this replat in order to address the revised lot configurations and wastewater utility line extension. A temporary joint access easement will provide public access to the three lots from E. Pecan St and will establish an alignment for a future street connecting E. Pecan St with Helios Way. As noted on the plat, when Lot 2C is further divided, the temporary access easement will be replaced with right of way and the temporary access easement will be automatically vacated. An additional joint access easement is provided between Lots 2A and 2B to provide future driveway access to the SH 130 frontage road if permitted by TxDOT. Construction plans have been approved for a wastewater service line extension in order to provide wastewater service to the proposed lots. A Memorandum of Understanding was made between the City and the Pflugerville Community Development Corporation (PCDC) to relieve fiscal security from being required prior to the Final Plat.

With a concurrent preliminary plan on this same agenda reflecting the proposed changes and a Memorandum of Understanding between the City and PCDC, the proposed subdivision meets the minimum requirements and staff recommends approval of the Replat of Lot 2 - Renewable Energy Park Final Plat.

Jeremy Frazzell, Senior Planner