



City of Pflugerville

Legislation Text

File #: 2013-1788, **Version:** 1

Approving a Revised Preliminary Plat for a Resubdivision of Lot 2 of the Pflugerville Community Development Corporation Renewable Energy Park; a 21.335-acre tract of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas. (PP1302-02)

The revised preliminary plan is proposed to address a division of Lot 2 in order to create Lots 2A, 2B, 2C and 2D. A new collector level road, Sol Invictus Dr will bisect the original Lot 2, providing access to the 4 lots and providing a public road connection between E. Pecan St and Helios Dr. The road will utilize the existing driveway curb cut on E. Pecan St and a note on Sheet 1 identifies future improvements to E. Pecan St may limit the access point to a right in, right out condition. Included in this revised preliminary plan is a conceptual layout of the entire 160-acre tract which reflects a future extension of the road to the south property line. 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.

A proposed extension of an 8-inch wastewater line along the east side of Lots 2A, 2B and 2C and along the north end of Lot 2D is proposed to provide adequate service to the proposed lots. No adjustments are needed or proposed to water infrastructure to serve the proposed lots. Additional utility infrastructure reflected in the preliminary is conceptual and provided to reflect future development phases and subject to additional review and adjustment.

At this time, no residential development is proposed and therefore no parkland has been included within the preliminary plan.

The proposed subdivision meets the minimum requirements and staff recommends approving the Revised Preliminary Plat for a Resubdivision of Lot 2 of the Pflugerville Community Development Corporation Renewable Energy Park.

Jeremy Frazzell, Senior Planner