



# City of Pflugerville

## Legislation Text

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**File #:** 2016-5204, **Version:** 1

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To receive public comment and consider an application to Replat Lot 2E Renewable Energy Park. (FP1607-02)

The proposed Replat consists of three lots zoned Corridor Urban Center Level 5 (CL5) and located generally northeast of the Helios Way and Impact Way intersection within the commonly known SH 130 Commerce Center. The proposed Replat will divide Lot 2E into a total of 3 lots to create Lots 2E, 2G, and 2H. The Community Impact print facility is currently located on Lot 2G, and Lot 2H contains a private driveway and public utilities that provides access and service to the adjacent lots. It is anticipated that Lot 2H will remain in ownership by the Pflugerville Community Development Corporation. There are no known development plans for Lot 2E. Two private drainage easements are located on the lot and are anticipated to be vacated with drainage rerouted to enable Lot 2E to be more fully developable. Water and wastewater utilities will continue to be provided by the City of Pflugerville and all necessary utility extensions have been provided to serve all lots.

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

Jeremy Frazzell, Senior Planner