

STAFF REPORT

Planning and Zoning:	02/05/2024	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2024-0134	E-mail:	Samanthaf@pflugervilletx.gov
Case No.	PP2023-000077	Phone:	512-990-6323

SUBJECT: Approving a Preliminary Plan for the Olympic Retail Center; an approximately 4.191-acre tract of land situated in the Walters Survey No. 67, Abstract No. 791, Pflugerville, Texas, generally located north of East Wells Branch Parkway, east of Dessau Road southwest of East Olympic Drive, stubbed out south of the intersection at East Olympic Drive and Purple Martin Drive. (PP2023-000077).

LOCATION:

The subject property is generally located north of East Wells Branch Parkway, east of Dessau Road, and southwest of East Olympic Drive, stubbed out south of the intersection at East Olympic Drive and Purple Martin Drive.

ZONING:

The property is located within the General Business 1 (GB1) zoning district. The property was zoned to General Business 1 through Ordinance 623-01-02-13.

ANALYSIS:

The preliminary plan is intended to establish a commercial one-lot subdivision. All improvements on the site will be reviewed by City Staff in the Site Development process in accordance with the Unified Development Code.

TRANSPORTATION:

A Traffic Impact Analysis was submitted in June 2023 and received approval on January 17, 2024. The TIA proposed a shared full-access driveway along Wells Branch Parkway and two full-access driveways on Olympic Drive. Olympic Drive is under development and is proposed to extend south from Purple Martin Drive and will connect to Wells Branch Parkway.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater. A 10-foot Public Utility Easement will be located along East Wells Branch Parkway and East Olympic Drive. Water and wastewater lines are located along East Olympic Drive. There is also an existing 15-foot wastewater easement along East Wells Branch Parkway.

STAFF RECOMMENDATION:

Staff finds that the preliminary plan meets minimum requirements and recommends approval.

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ATTACHMENTS:

- Location Map
- Olympic Retail Center Preliminary Plan (separate attachment)

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LOCATION MAP:

