

STAFF REPORT

Planning and Zoning:	2/6/2023	Staff Contact:	Kirstin Gummelt, Planner I
Agenda Item:	2023-0029	E-mail:	kristing@pflugervilletx.gov
Case No.	2022-4-PP	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Immanuel Rd Mixed Use; a 10.342-acre tract of land situated in the Alexander Walters Survey, Abstract No.791; in Travis County, Texas, generally located at the northwest corner of E Wells Branch Parkway and Immanuel Road (2022-4-PP).

LOCATION: The subject property is located generally northwest of the E Wells Branch Parkway and Immanuel Road intersection.

ZONING: The property is zoned General Business 1 (GB-1)

ANALYSIS:

The preliminary plan is intended to establish a 9.71-acre commercial lot and dedicate public right-of-way for two public streets. The property is proposed to be developed into a vertical mixed-use development with 192 residential units and commercial spaces on the ground floor.

TRANSPORTATION:

The subject property is located at the existing northwest intersection of E Wells Branch Parkway and Immanuel Road. The preliminary plan dedicates public right-of-way for both the expansion of Immanuel Road and the extension of E Olympic Drive. A total of 0.62 acres is being dedicated for public right-of-way. Olympic Drive is classified as a minor collector with 60 feet of right-of-way.

PARKLAND:

The preliminary plan proposes a fee in lieu of dedicating parkland. Fee-in-lieu of parkland dedication in the amount of \$110,39846 has been paid. The preliminary plan also proposes parkland development in the amount of \$95,232 and has been paid.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines necessary to serve the subdivision are reflected in the preliminary plan.

STAFF RECOMMENDATION:

The preliminary plan meets minimum requirements and staff recommends approval.





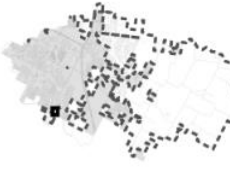
ATTACHMENTS:

- Location Map
- Immanuel Road Mixed Use Preliminary Plan (separate attachment)

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LOCATION MAP:



<p>Immanuel Road Mixed Use</p> <p>Case Number: 2022-4-PP</p> <p>4/11/22</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETJ <p>0 75 150 300 Feet</p>	<p style="text-align: center;">N</p> <p><small>When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</small></p> 	<p style="text-align: center;">Locator Map</p> 
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