

STAFF REPORT

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| Planning and Zoning: | 2/6/2023 | Staff Contact: | Kirstin Gummelt, Planner I |
| Agenda Item: | 2023-0030 | E-mail: | kristing@pflugervilletx.gov |
| Case No. | 2022-14-FP | Phone: | 512-990-6300 |

SUBJECT: Approving a Final Plat 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 (2022-14-FP).

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 final plat is intended to establish a 9.71-acre commercial lot and dedicate public right-of-way for two public streets.

TRANSPORTATION:

The subject property is located at the existing northwest intersection of E Wells Branch Parkway and Immanuel Road. The final plat 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.

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:

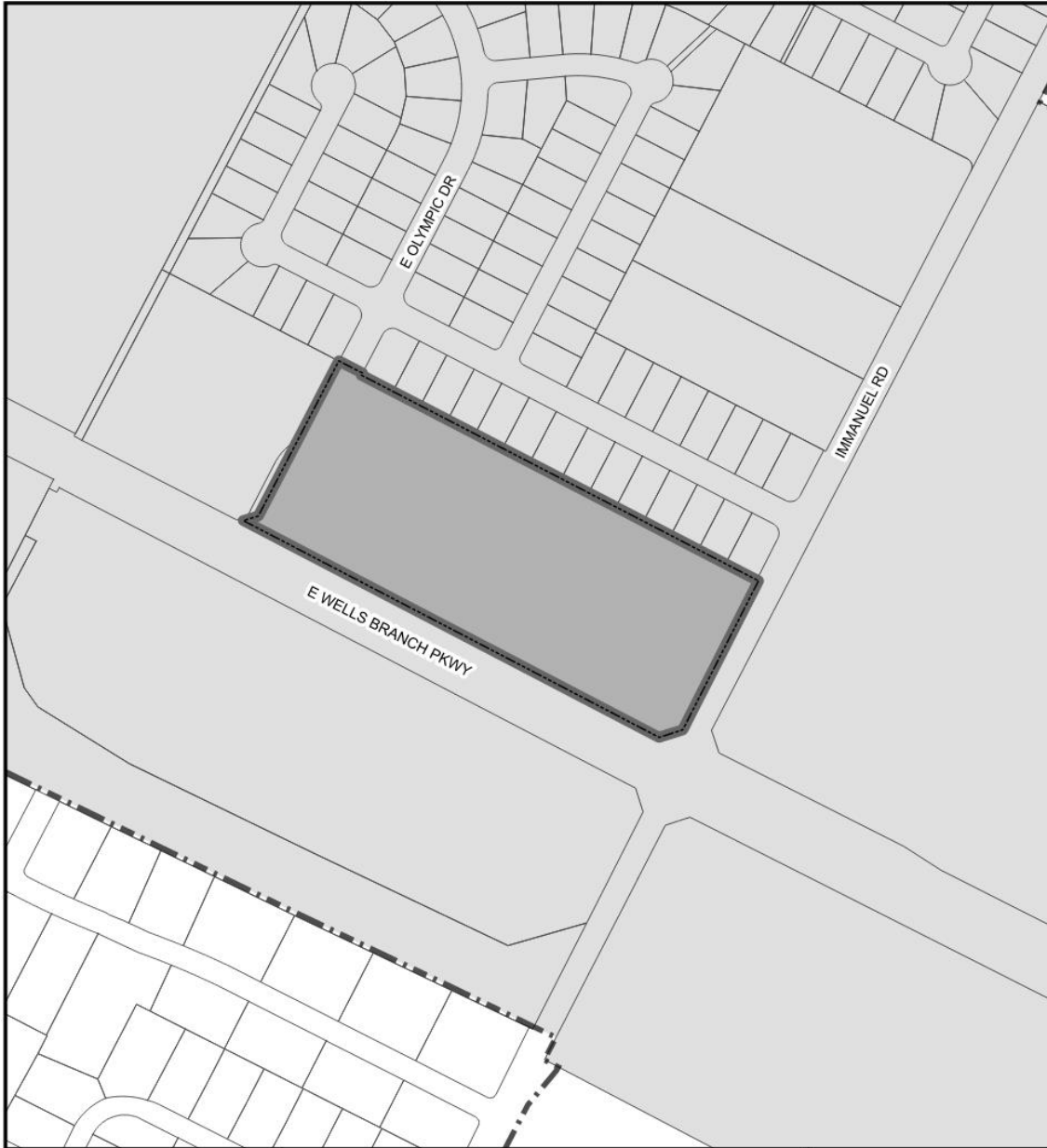
The final plat meets minimum requirements and staff recommends approval.






ATTACHMENTS:

- Location Map
- Immanuel Road Mixed Use final plat (separate attachment)

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LOCATION MAP:



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| <p>NW Corner of Wells Branch Pkwy and Immanuel Pkwy</p> <p>Case Number: 2022-14-FP</p> <p>5/23/22</p> | <p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETJ <p>0 125 250 500 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> where quality meets life PFLUGERVILLE TEXAS</p> | <p>Locator Map</p>  |
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