

**STAFF REPORT**

<b>Planning and Zoning:</b>	7/17/2017	<b>Staff Contact:</b>	Abigail Rose, Planner II
<b>Agenda Item:</b>	2017-6000	<b>E-mail:</b>	abbeyr@pflugervilletx.gov
<b>Case No.</b>	FP1703-01	<b>Phone:</b>	512-990-6306

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**SUBJECT:** Approving a Final Plat for Idea Pflugerville; a 15.673-acre tract of land out of the Alexander Walters Survey No. 67, Abstract 791, in Pflugerville, Texas.

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**LOCATION:**

The Final Plat is for the property located along the south side of E. Wells Branch Pkwy. and the east side of Immanuel Rd., generally east of the E. Wells Branch Pkwy. and Dessau Rd. intersection.

**ZONING:**

The subject property is within the city limits and zoned General Business 1 (GB1) district, which allows for a private school.

**ANALYSIS:**

The proposed subdivision consists of one (1) lot intended for a private high school. A portion of the site is located within the 1% Annual Chance (100-Year) FEMA Floodplain, as depicted in the Drainage Easement on the western, southern, and eastern borders of the lot.

**TRANSPORTATION:**

Access to the site will be provided from both E. Wells Branch Pkwy. and Immanuel Rd. and spacing will be considered at time of site development. The existing 10 ft. sidewalk along E. Wells Branch Pkwy provides pedestrian connectivity to the site. A proposed 6 ft. sidewalk will be constructed on the west side of Immanuel Rd. to provide access to the site. A TIA was required, as well as a pro-rata fee program for site improvements. The improvement fees shall be produced by the developer to the city prior to the issuance of phase one (1) or phase (2) site development permits.

**UTILITIES:**

The property is within the City of Pflugerville (CCN) for water, and the City of Pflugerville (CCN) for wastewater.

**PARKLAND:**

No parkland is required or proposed with this plat.

**STAFF RECOMMENDATION:**

The final plat meets the minimum state and local requirements. Staff recommends approval.

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**ATTACHMENTS:**

- Location Map
- Idea Pflugerville Final Plat Sheet 1 and 2 (separate attachment)

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### LOCATION MAP:

