



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2020-8629    **Version:** 1    **Name:**  
**Type:** Agenda Item    **Status:** Approved  
**File created:** 8/27/2020    **In control:** City Manager Office  
**On agenda:** 9/8/2020    **Final action:** 9/8/2020  
**Title:** Approving a Traffic Improvement Agreement with Taylor Morrison of Texas, Inc. associated with the development of the Lisso Tract, benefiting transportation facilities in the vicinity including Immanuel Road, Wells Branch Parkway and E. Pfennig Lane.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Traffic Improvement Agreement

Date	Ver.	Action By	Action	Result
9/8/2020	1	City Council	Approved	Pass

Approving a Traffic Improvement Agreement with Taylor Morrison of Texas, Inc. associated with the development of the Lisso Tract, benefiting transportation facilities in the vicinity including Immanuel Road, Wells Branch Parkway and E. Pfennig Lane.

This proposed Traffic Improvement Agreement is in support of furthering the development of the Lisso Tract and improvements to Immanuel Road. The Lisso Tract is generally located along the east side of Immanuel Road, along both sides of Wells Branch Parkway, for which Taylor Morrison (Homes) of Texas, Inc. is under contract to purchase.

A Traffic Impact Analysis (TIA) was required in conjunction with the initiation of the project. The agreement establishes that the total developer contribution is \$1,069,442. This sum includes required TIA Mitigation improvements at \$309,000; construction of a traffic signal at the future intersection of Wells Branch Parkway at E. Pfennig Lane for \$330,000, and contribute \$429,887 toward the future improvement of Immanuel Road.

The agreement specifies development triggers for the payment or performance of these items.

The Immanuel Road contribution is a net supplement of funds that will be committed to go toward the widening of the roadway which is among the projects included in the November 3, 2020 bond election.

### Prior City Council Action

The Lisso Tract Rezoning was approved by the City Council on October 22, 2020.

### Deadline for City Council Action

Action is requested on September 8, 2020.

**Funding Expected:** Revenue   x   Expenditure   N/A

**Budgeted Item:** Yes \_\_\_ No x N/A \_\_\_

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes \_\_\_ No x

**Legal Review Required:** N/A \_\_\_ Required x Date Completed: 8/31/2020

**Supporting documents attached:**

Traffic Improvement Agreement

**Recommended Action**

Approve the Development Agreement for Roadway Improvements with Taylor Morrison of Texas, Inc. associated with the development of the Lisso Tract, benefiting transportation facilities in the vicinity including Immanuel Road, Wells Branch Parkway and E. Pfennig Lane.