

STAFF REPORT

Planning and Zoning:	12/2/2024	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2024-1160	E-mail:	kristing@pflugervilletx.gov
Case No.	PP2024-000341	Phone:	512-990-6300

SUBJECT: Approving a Preliminary Plan for Village at Wells Branch Revision 1; a 6.31-acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791; in Pflugerville, Texas. (PP2024-000341)

LOCATION: The subject property is located generally southwest of the Lady Elizabeth Lane and East Wells Branch Parkway intersection, along the south side of East Wells Branch Parkway.

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

ANALYSIS:

The preliminary plan proposes four total lots and the extensions to serve those lots. The property is proposed to be developed as a mixture of commercial uses. The revision account for the resubdivision of the existing lot three into four lots.

TRANSPORTATION:

The preliminary plan accounts for the extension of the Lady Elizabeth Lane from the current stub north to East Wells Branch Parkway.

UTILITIES:

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

STAFF RECOMMENDATION:

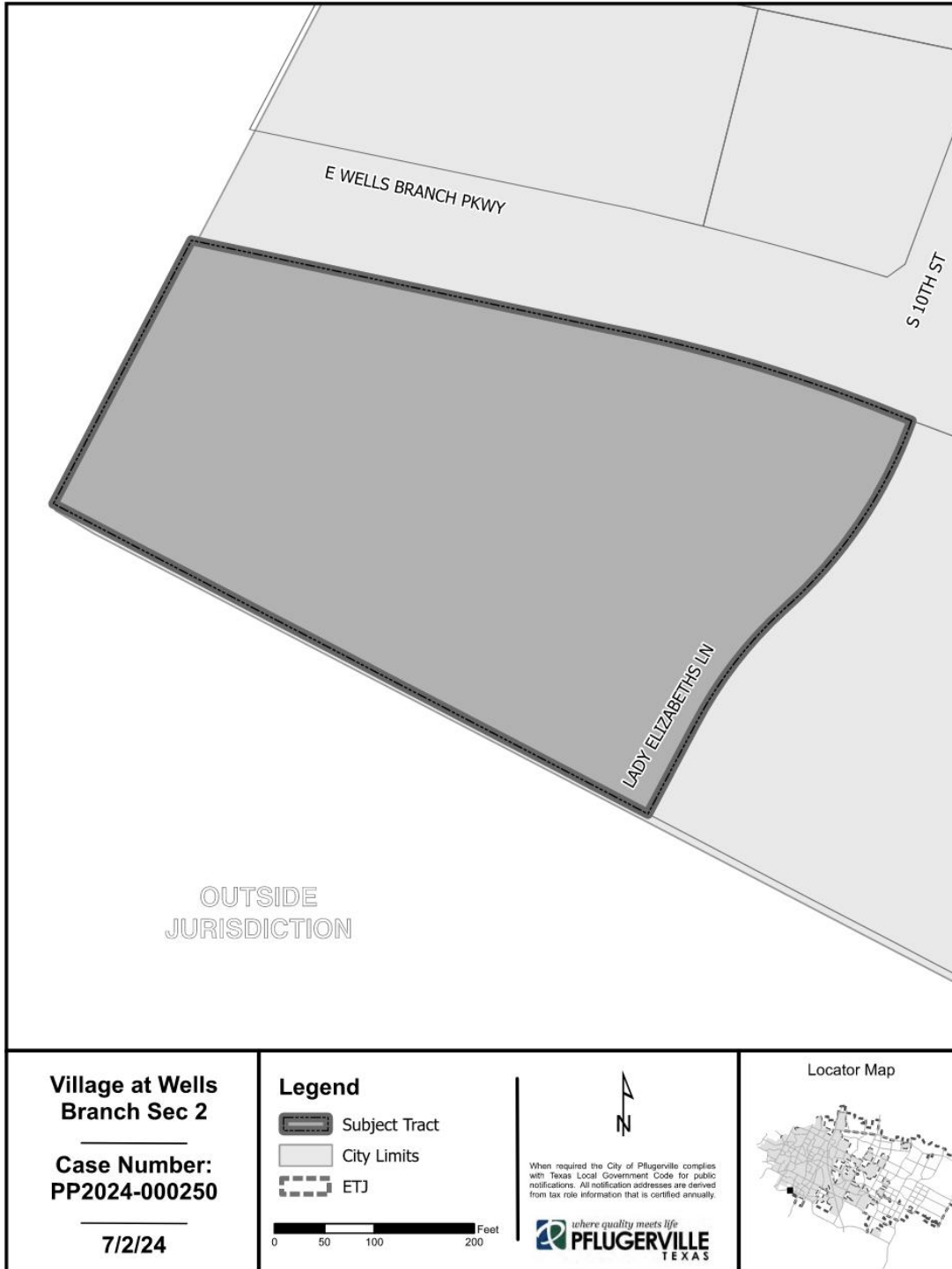
The preliminary plan meets the minimum state and local requirements, and staff recommends approval.

ATTACHMENTS:

- Location Map
- Villages at Wells Branch preliminary plan (separate attachment)

STAFF REPORT

LOCATION MAP:



**Village at Wells
 Branch Sec 2**

**Case Number:
 PP2024-000250**

7/2/24

Legend

-  Subject Tract
-  City Limits
-  ETJ

0 50 100 200 Feet



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.

Locator Map

