

STAFF REPORT

Planning and Zoning:	02/06/2023	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2023-0145	E-mail:	samanthaf@pflugervilletx.gov
Case No.	2022-3-PP	Phone:	512-990-6300

SUBJECT: Approving a major revision for the Preliminary Plan PP2005-02, Village at Wells Branch Preliminary Plan; a 35.16- acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791, in Pflugerville, Texas. The revised phase being updated in this preliminary plan accounts for 6.31- acres. (2022-3-PP)

LOCATION: The subject property is located generally southwest of the Dessau Road and Wells Branch Parkway intersection along the south side of Wells Branch Parkway. This property is addressed as 1305 East Wells Branch Parkway.

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

ANALYSIS:

The revision of the initial preliminary plan shows the intended division of Lot 3 which totals 6.31- acres, previously labeled a future phase, and establishes 4 lots labeled 3A-3D. Lot 3A is 1.56-acres, Lot 3B is 1.51- acres, and Lot 3C is 1.13- acres; these lots total 4.2- acres that will be used as commercial. Lot 3D is planned to be a drainage easement consisting of 1.45- acres. The remaining .66- acres is right of way.

TRANSPORTATION:

Lady Elizabeth Lane is stubbed south of the property and will be extended through this development prior to the first site plan associated with this phase. Sidewalks will be provided along both sides of the road extension, and along the existing public streets, where not provided. Streetlights in accordance with the Engineering Design Manual will be required along all road extensions.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater.

PARKLAND:

This phase of Village at Wells Branch will be commercial and does not require parkland dedication. The Parks and Recreation Commission approved a proposed dedication of Lot 2, an approximate 10-acre tract of land with approximately 2 acres outside of the floodplain. This was approved by the commission on August 20, 2020 and fulfills parkland dedication for the residential units for the Village at Wells Branch.

STAFF RECOMMENDATION:

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

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ATTACHMENTS:

- Location Map
- Villages at Wells Branch Preliminary Plan

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LOCATION MAP:

