

**STAFF REPORT**

<b>Planning and Zoning:</b>	08/21/2023	<b>Staff Contact:</b>	Zainab Haider, Planner I
<b>Agenda Item:</b>	2023-0806	<b>E-mail:</b>	<a href="mailto:zainabh@pflugervilletx.gov">zainabh@pflugervilletx.gov</a>
<b>Case No.</b>	2023-6-PP	<b>Phone:</b>	512-990-6344

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**SUBJECT:** Approving a Preliminary Plan for the Wuthrich Hills Farms Subdivision, a 4.809-acre tract of land, being a resubdivision of Lot 1, Block A into 3 lots, to be known as the resubdivision of Lot 1, Block A, Wuthrich Hill Farms, generally located at the intersection of Dessau Road and Oxford Drive at 600 East Oxford Drive in Pflugerville, Texas (2023-6-PP).

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**LOCATION:** The subject property is located generally general located at the intersection of Dessau Road and Oxford Drive at 600 East Oxford Drive in within the city limits of Pflugerville, Texas.

**ZONING:** The subject property zoned is General Business 1 (GB1).

**ANALYSIS:**

This subject property is seeking to approve a Preliminary Plan for a replat of Lot 1, Block A, Wuthrich Hills Farms, Section One. The 4.809 acres property was platted in 2006 as one lot and is now being split into three lots with this preliminary plan. The northern-most lot is to be a detention pond (Lot 3A, which is .55 acre). Because public water and wastewater lines from the corner of Oxford drive and Dessau Road will be extended to the boundary of the second lot (Lot 2A, which is 1.48 acres), this preliminary plan was required before the applicant could apply for a replat. The third lot is Lot 1A which is 2.78 acres. This property is zoned General Business 1 (GB1) and was originally platted in 2006 as Wuthrich Hills Farms, Section One. The intended use of Lot 1A is to make a Wash N' Roll carwash. Additionally, a daycare is proposed. There will be a 30' setback from the residential single-family neighborhood to the East. Water and Wastewater will be provided by the City of Pflugerville. Parkland is not required because these lots are for commercial use. A Tree Fiscal will have to be posted in the amount of

**TRANSPORTATION:**

A Traffic Impact Analysis was not required but the applicant is required to build a deceleration lane because they are projected to have over 50 right turn movements because of the proposed uses of carwash and daycare. The preliminary plan additionally shows a proposed 10' sidewalk/hike and bike trail to be built along Dessau Road. Dessau Road is a 70' arterial road and slated to be a Major 6 lane Arterial in the Transportation Master Plan. Oxford Drive is currently a 60' collector road and slated to be a Major 6 lane Arterial when fully built out. Major arterials will have 120' right of way (ROW) and provide access to nearby communities as well as carry the highest capacity of vehicles in the City.

**UTILITIES:**

The property is located within the City of Pflugerville CCN for water and wastewater. Extensions of public lines which are necessary to serve the subdivision are reflected in the preliminary plan. The existing 8" public water and wastewater line at the corner of Dessau and Oxford will be extended through lot 1A to lot 2A to provide services for the day care. Lot 3A will be a detention pond.

The line is depicted to serve the property and connect to the property pursuant to the Unified Development Code. This wastewater line will require the developer to submit construction plans to be reviewed by the City Staff. There is an existing 10' public utility easement which runs along Dessau Road and East Oxford Drive.

**..Staff Recommendation**

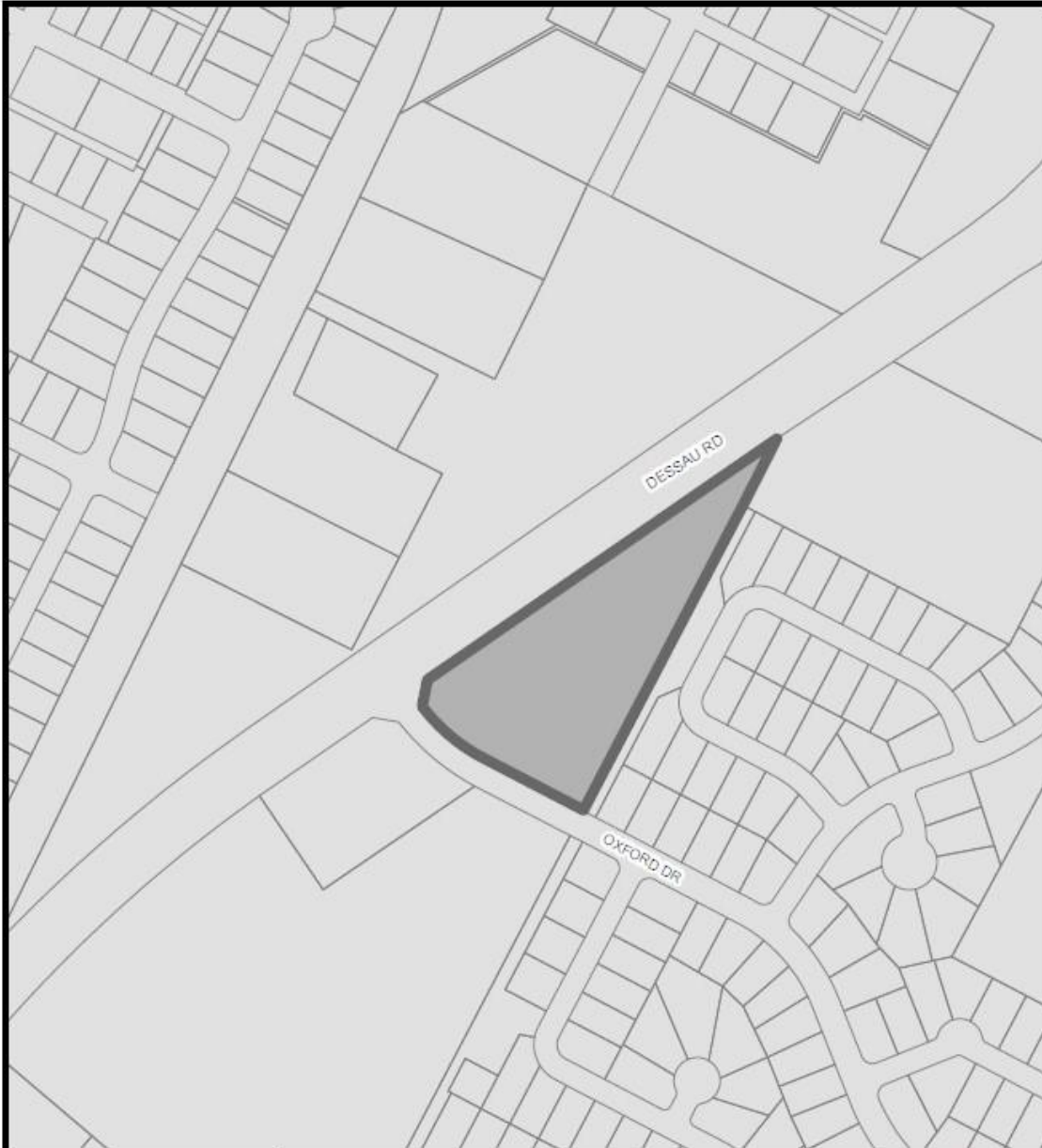
Staff has cleared all comments on the Preliminary Plan and recommends approval.

**ATTACHMENTS:**

General Location Map

2023-6-PP Preliminary Plan

**LOCATION MAP:**



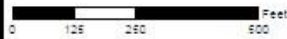
Wash N' Roll  
Pflugerville

Case Number:  
2023-6-PP

04-24-2023

**Legend**

-  Subject Property
-  ETJ
-  City Limits



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**

