

STAFF REPORT

Planning and Zoning:	2/3/2025	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2025-0131	E-mail:	kristing@pflugervilletx.gov
Case No.	RP2024-00017	Phone:	512-990-6300

SUBJECT: To conduct a public hearing and consider an application to Replat Lot 1, Block A, Wuthrich Hill Farms Section 1 a 4.81acre tract of land, situated in the Wuthrich Hills Farm Subdivision Section 1, Travis County, Texas in order to create 3 lots on approximately 4.81 acres, to be known as the Replat of Lot 1, Block A, Wuthrich Hill Farms Section 1. (RP2023-00017).

LOCATION:

The lot is located at the northeast corner of Dessau Road and East Oxford Drive. It is locally addressed as 600 East Oxford Drive.

ZONING:

The subject property is zoned General Business 1 (GB1) and allows for a variety of commercial uses.

ANALYSIS:

The lot was originally platted in 2006 as a commercial lot. The replat creates three (3) new lots from Lot 1 to allow for future development of the property. Lots 1A and lot 2A are for future commercial development. Lot 3A is for a future detention pond to serve the drainage needs for the development on lots 1A and 2A.

UTILITIES:

Located within the City of Pflugerville water and wastewater certificate of convenience and necessity (CCN), utility service will be provided by the City of Pflugerville. Utility line extensions are required to serve all lots.

STAFF RECOMMENDATION:

The proposed Replat meets state and local requirements and staff recommends approval.

ATTACHMENTS:

- Location Map
- Replat of Lot 1, Block A, Wuthrich Hill Farms Section 1 (separate attachment)

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LOCATION MAP:

