

STAFF REPORT

Planning and Zoning:	6/1/2026	Staff Contact:	Kristin Gummelt, Planner II
Agenda Item:	2026-0518	E-mail:	Kristing@pflugervilletx.gov
Case No.	FP2025-000575	Phone:	512-990-6300

SUBJECT: Conduct a public hearing and consider an application to replat the Haehnal Addition to include an approximate 1.38-acre tract of unplatted land situated in the Alexander Walters Survey No. 7, Abstract No. 791, in Pflugerville, TX, in order to create a 2.01-acre lot to be known as the Moshfegh Bahrami Commercial Plat (FP2025-000575).

LOCATION: The property is located generally south of West Pecan Street, north of West Pfluger Street and west of South 5th Street.

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

ANALYSIS:

The Haehnal subdivision is a .72 acre one lot subdivision that was recorded in November 1994. The replat incorporates an additional 1.38 acres of unplatted land directly north of the subdivision to create a new 2.01-acre subdivision, Moshfegh Bahrami Commercial. The unplatted lot has an approved Specific Use Permit (SUP) for a Lounge use in the current structure on the property near West Pecan Street. This Specific Use Permit will continue to be valid for the use within the current structure.

UTILITIES:

Utility service will be provided by the City of Pflugerville. Water is provided along West Pecan Street and Wastewater is provided along West Pfluger Street.

STAFF RECOMMENDATION:

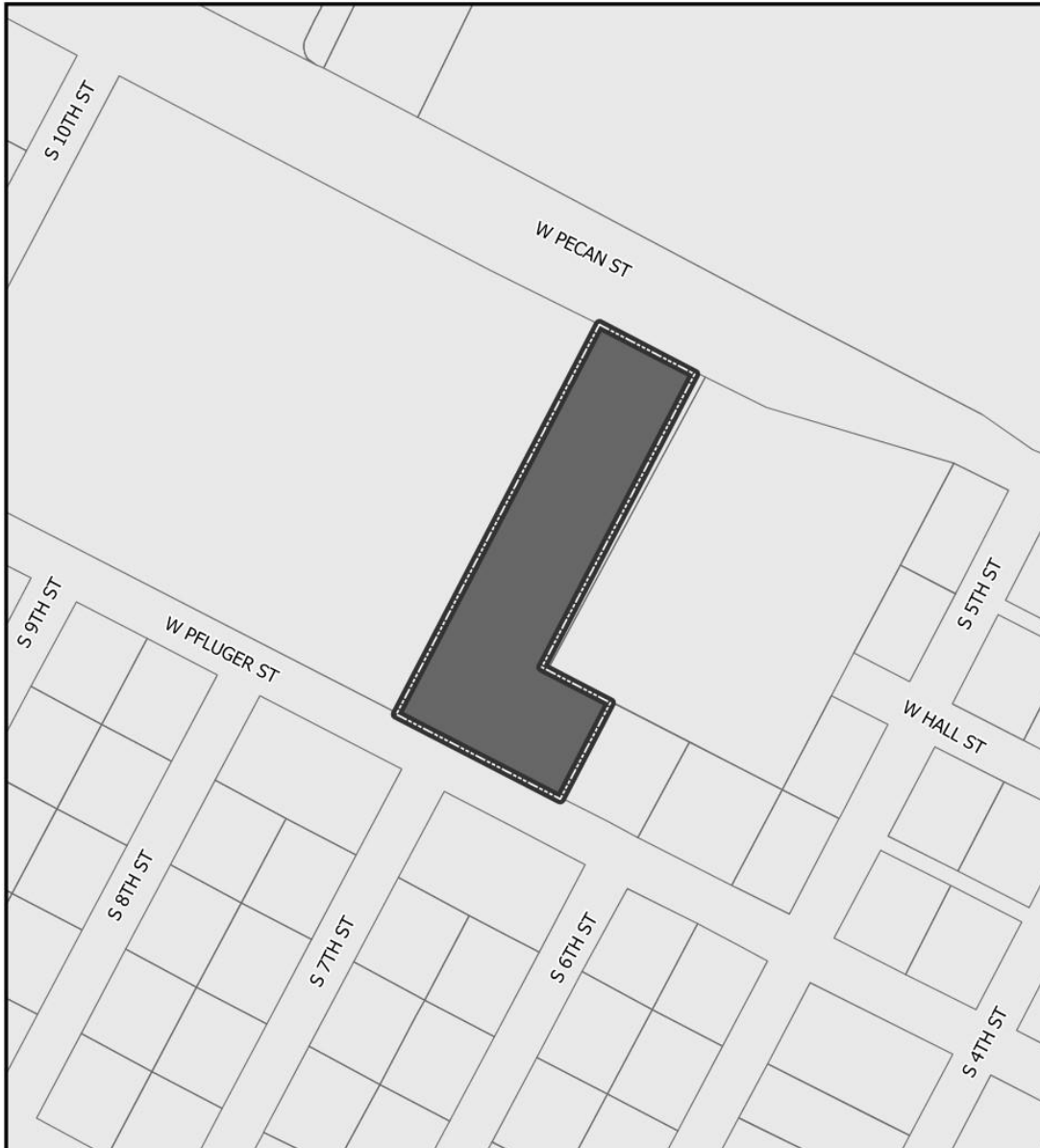
The final plat meets all state and local requirements and staff recommends approval conditioned on final TIA approval prior to recordation.




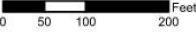

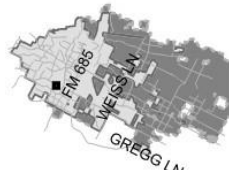
ATTACHMENTS:

- Location Map
- Final Plat

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LOCATION MAP:



<p>East Pecan Cigars</p> <p>Case Number: FP2025-000575</p> <p>12/15/25</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  City Limits  ETJ <p></p>	<p style="text-align: center;">N</p> <p><small>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.</small></p> <p style="text-align: center;"></p>	<p>Locator Map</p> 
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