

**STAFF REPORT**

<b>Planning and Zoning:</b>	11/2/2020	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2020-8488	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	FP2006-02	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Final Plat for Village at Wells Branch; a 28.849-acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791; in Pflugerville, Texas. (FP2006-02)

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**LOCATION:** The subject property is located generally southwest of the Dessau Rd and Wells Branch Pkwy intersection, along the south side of Wells Branch Pkwy.

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

**ANALYSIS:**

The final plat proposes two lots with frontage along Wells Branch Pkwy and a proposed extension of Bali Lane. Lot 1 is planned to be developed as a retirement village, while Lot 2 is predominantly floodplain and will be dedicated as public parkland.

**TRANSPORTATION:**

Bali Lane, an existing road stub located south of the property will be extended through the development and connect to Wells Branch Pkwy. A 6' wide sidewalk will be provided along both sides of the road.

**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.

**PARKS AND TREES:**

With an anticipated 366 total residential units throughout the retirement living village, approximately 4.83 acres of public parkland is required for dedication. On August 20, 2020, the Parks and Recreation Commission approved the proposed dedication of Lot 2, an approximate 10-acre tract of land with approximately 2 acres outside of the floodplain. To account for the required park development fee, the Commission approved a new meandering hike and bike trail to be constructed throughout the lot, with benches, pet waste stations, solar lighting, and other site furnishings.

Lot 1 and 2 contain a large amount of trees, and removal of some trees will be necessary for the road extension, to ensure proper drainage, and to provide for the added trail and park amenity. Tree removal will be reviewed with future development applications, and mitigation provided as applicable per Subchapter 12.

**STAFF RECOMMENDATION:**

The final plat meets the minimum state and local requirements, and staff recommends approval.

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**ATTACHMENTS:**

- Location Map
- Villages at Wells Branch final plat (separate attachment)

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**LOCATION MAP:**

