

**STAFF REPORT**

<b>Planning and Zoning:</b>	4/7/2025	<b>Staff Contact:</b>	Michael Patroski, Senior Planner
<b>Agenda Item:</b>	2025-0273	<b>E-mail:</b>	michaelp@pflugervilletx.gov
<b>Case No.</b>	RP2024-000436	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Conduct a public hearing and approve an application to Replat Lot 3B, The Village at Wells Brach Section 2 Commercial Plat consisting of 1.51 acres out of the Alexander Walters Survey Number 67, Abstract Number 791, Travis County, TX. (RP2024-000436).

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**LOCATION:**

The proposed subdivision consists of 1.51-acres of land located at 1305 East Wells Branch Pkwy.

**ZONING:**

The subdivision is zoned General Business 1 (GB1), which allows for a mix of commercial uses.

**ANALYSIS:**

The lot was originally plated in 2023 as part of a four commercial lot subdivision. The proposed replat is to divide Lot 3B (1.51 acres) into two separate lots for future development. Lot 3B (now 1.07 acres) and Lot 3E (0.44 acres). The two lots share a 30' joint use access easement that runs parallel to East Wells Brach Parkway, allowing for lot frontages under 200'.

**TRANSPORTATION:**

No changes to the road network are proposed or required.

**UTILITIES:**

The property is within the City of Pflugerville Water and Wastewater CCN.

**NOTIFICATION:**

Notification has been provided in accordance with state law and city ordinances.

**STAFF RECOMMENDATION:**

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

**ATTACHMENTS:**

- Location Map
- Replat of Lot3B The Village at Wells Branch Section 2 Commercial Plat






**Village at Wells Branch  
Sec 2 Commercial  
Replat**

**Case Number:  
RP2024-000436**

**11/25/24**

**Legend**

-  Subject Property
-  City Limits
-  ETJ

0 75 150 300 Feet



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**

