

STAFF REPORT

Planning and Zoning:	02/06/2023	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2023-0146	E-mail:	samanthaf@pflugervilletx.gov
Case No.	2022-18-FP	Phone:	512-990-6300

SUBJECT: Approving a Final Plat for Village at Wells Branch a 6.31- acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791, in Pflugerville, Texas. (2022-18-FP)

LOCATION: The subject property is located generally southwest of the Dessau Road and Wells Branch Parkway intersection along the south side of Wells Branch Parkway. This property is addressed as 1305 East Wells Branch Parkway.

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

ANALYSIS:

The final plat proposes the division of Lot 3 which totals 6.31- acres and establishes 4 lots labeled 3A-3D. Lot 3A is 1.56-acres, Lot 3B is 1.51- acres, and Lot 3C is 1.13- acres; these lots total 4.2- acres that will be used as commercial/retail. Lot 3D is planned to be a drainage easement consisting of 1.45- acres. The remaining .66- acres is right of way.

TRANSPORTATION:

Lady Elizabeth Lane is an existing road stubbed south of the property and will be extended through this development and connect to Wells Branch Parkway. 6' wide sidewalks will be provided along both sides of Lady Elizabeth Lane. A 30' Joint Use Access Easement will connect to Lady Elizabeth Lane and run through lots 3A-3C.

UTILITIES:

The property is located within the City of Pflugerville CCN for water and wastewater.

PARKLAND:

This phase of Village at Wells Branch will be commercial/retail and does not require parkland dedication.

STAFF RECOMMENDATION:

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

ATTACHMENTS:

- Location Map
- Village at Wells Branch Lot 3 Final Plat

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LOCATION MAP:

