



City of Pflugerville

Legislation Details (With Text)

File #: 2023-0145 **Version:** 1 **Name:** Revision to Preliminary Plan PP2005-02
Type: Agenda Item **Status:** Consent Agenda
File created: 1/31/2023 **In control:** Planning and Zoning Commission
On agenda: 2/6/2023 **Final action:**
Title: Approving a major revision for the Preliminary Plan PP2005-02, Village at Wells Branch Preliminary Plan; a 35.16- acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791, in Pflugerville, Texas. The revised phase being updated in this preliminary plan accounts for 6.31- acres (2022-3-PP).

Sponsors:

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Attachments: 1. Staff Report, 2. Preliminary Plan, 3. Location Map

Date	Ver.	Action By	Action	Result
2/6/2023	1	Planning and Zoning Commission		

Approving a major revision for the Preliminary Plan PP2005-02, Village at Wells Branch Preliminary Plan; a 35.16- acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791, in Pflugerville, Texas. The revised phase being updated in this preliminary plan accounts for 6.31- acres (2022-3-PP).

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. The revision of the initial preliminary plan shows the intended division of Lot 3 which totals 6.31- acres, previously labeled a future phase, and establishes 4 lots labeled 3A-3D. Lots 3A-3C total 4.2- acres that will be used as commercial. Lot 3D is planned to be a drainage easement consisting of 1.45- acres. The remaining .66- acres is right of way. Water and wastewater will be provided by the City of Pflugerville. The lots will be commercial and thus do not require parkland dedication.

The preliminary plan meets minimum state and local requirements, and staff recommends approval.

Samantha Fleischman, Planner I

ATTACHMENTS:

- General Location Map*
- 2022-3-PP Staff Report*
- 2022-3-PP Preliminary Plan*