



# City of Pflugerville

## Legislation Text

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**File #:** 2023-0806, **Version:** 1

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Approving a Preliminary Plan for the Wuthrich Hills Farms Subdivision, a 4.809 acre tract of land, being a resubdivision of Lot 1, Block A into 3 lots, to be known as the Resubdivision of Lot 1, Block A, Wuthrich Hill Farms, generally located at the intersection of Dessau Road and Oxford Drive at 600 East Oxford Drive in Pflugerville, Texas (2023-6-PP).

Preliminary Plan for a replat of Lot 1, Block A, Wuthrich Hills Farms, Section One, filed by Travis County Doc. No. 200600135, official public records, Travis County. The 4.809 acres property is platted as one lot and is being split into three lots with this preliminary plan. The northern-most lot is to be a detention pond (Lot 3A, which is .55 acre). They will extend public water and wastewater lines from the corner of Oxford Drive and Dessau Road to the boundary of the second lot (Lot 2A, which is 1.48 acres). The third lot is Lot 1A which is 2.78 acres. This property is zoned General Business 1 (GB1) and was originally platted in 2006 as Wuthrich Hills Farms, Section One. The intended use of Lot 1A is to make a Wash N' Roll carwash. There will be a 30' setback from the residential single family neighborhood to the east. Water and wastewater will be provided by the City of Pflugerville. Parkland is not required for commercial development.

Staff has cleared all comments and recommends approval.

Zainab Haider, Planner I

**ATTACHMENTS:**

Location Map

Staff Report

Preliminary Plan