

Tiemann Legacy, LP

October 19, 2023

Planning Department
City of Pflugerville
100 W. Main St
Pflugerville, TX 78660

VARIANCE REQUEST

Re: 2023-3-PP REPLAT OF LOT 7, ROWE LANE ESTATES 1

VARIANCE REQUEST – ROWE LANE – MINOR ARTERIAL

City of Pflugerville Unified Development Code, Subchapter 15.16.5 (g)
City of Pflugerville Engineering Design Guidelines, DG2.1 PAVEMENTWIDTH

Exhibit A: Cross-Section Exhibit

To Whom it May Concern,

The proposed development of Bluffs at Blackhawk will be extending the Rowe Lane minor arterial as shown in the master transportation plans for Pflugerville, Hutto, Williamson County and Travis County. Tiemann Legacy, LP, purchased a portion of Lot 7, Rowe Lane Estates, in order to make the connection for Rowe Lane from Hodde Lane to the Bluffs at Blackhawk.

The proposed extensions of Rowe Lane are located in Pflugerville ETJ and Hutto ETJ so the maintenance will be the responsibility of Williamson and Travis County. The section of Rowe Lane in Pflugerville's ETJ will connect on the east side to Bluffs at Blackhawk. The Williamson County section will consist of 120' of R.O.W., two 27' travel lanes, an 20' median, and 5' sidewalks on both sides of the road. The developer will widen the sidewalks to 6' in width for the section of Rowe Lane located within Pflugerville's ETJ. The existing Rowe Lane on the west side is a two lane, rural roadway section. Based on design speeds, the western 400' of the Rowe Lane, in Pflugerville's ETJ, will be a transition from a 36' - 3 lane rural road section (striped to two lanes to match existing road) to a 4 lane arterial. Sidewalks will be constructed on both sides of the roadway all the way to the west side of the property. The attached sketch shows the proposed roadway section as well as the landscape lot and transition areas.

We are requesting the following variances to provide a consistent cross section for the new arterial through multiple jurisdictions.

City of Pflugerville Unified Development Code

Subchapter 15.16.5 (g)

20ft landscape lot along all points of the extension of Rowe Ln.

20ft landscape lot along all points of the extension of Rowe Ln. City of Pflugerville Unified Development Code (Subchapter 15.16.5 (G)).

The City of Pflugerville arterial Right of Way width required for Rowe Lane is 100' with two 20' Landscape lots on both sides for a total width of 140'.

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This section of Rowe Lane is in the Pflugerville ETJ and is subject to Williamson County Roadway Standards. Williamson County requires 120' of R.O.W. for all sections of Rowe Lane located within their jurisdiction. The developer does not own enough property to include 120' of R.O.W. and add a 20' Landscape lot on both sides. There is also an alignment issue that limits the amount of Landscape Lot that can be dedicated on the north side of Rowe Lane. We are proposing a landscape lot on the north side of Rowe Lane that will vary between ten to fifteen feet in width. The proposed landscape lot on the south side will vary from 18.73 feet to 72.55 feet. This means that the total dedicated width will be from 148.73 feet to 207.55 feet which exceeds the total width that the City of Pflugerville requires to be dedicated.

City of Pflugerville Engineering Design Guidelines

DG2.1 PAVEMENTWIDTH

Table 2.1 STREET DESIGN REQUIREMENTS								
Classification	ROW	Travel Lanes**	Pavement Width*	Median Width	Curve Radius	Design Speed	Curb Return Radius	Maximum Grade
Minor Arterials	100'	4	48'- 56'	4'- 18'	940'	45	25	7%

We have coordinated with both Counties to establish a common design for the roadway to best meet their standards. Williamson County requires all arterials to dedicate 120' of R.O.W. regardless of whether they are minor or major arterials. The proposed section will consist of 120' of R.O.W., 4 Travel Lanes, two 27' pavement sections lanes (54' total), an 20' median, 1400' minimum Radius, 45 mph Design Speed, and 6' sidewalks on both sides of the road (except for transition area).

Sincerely,



Matthew R. Tiemann
President, Tiemann Land and Cattle Development, Inc.

Copy To:
ALM Engineering