

STAFF REPORT

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| Planning and Zoning: | 5/1/2023 | Staff Contact: | Nathan Jones, Planning Manger |
| Agenda Item: | 2023-0410 | E-mail: | nathanj@pflugervilletx.gov |
| Case No. | 2023-2-VAR | Phone: | 512-990-6346 |

SUBJECT: Discuss and consider action regarding an application for a waiver to increase driveway widths greater than 20% of the maximum allowed under Table 10.2.1C Type II Driveway Criteria, associated with a site development plan application generally located along the SH-130 frontage road, north of E Pflugerville Parkway, at 2113 Elan Street, Pflugerville, Texas, to be known as Hayden Grove of Pflugerville (2023-2-VAR).

LOCATION:

The subject property is located 2113 Elan Drive, along the SH-130 frontage road.

ZONING: The property is part of the North Pointe Planned Unit Development (PUD).

APPLICANT REQUEST:

The request under consideration is to grant a waiver to site development regulations in excess of 20% of the requirement. The applicant is requesting the waiver to allow for two driveways to be extended to a width of 32.1-feet and 54.2-feet.

ANALYSIS:

The request under consideration is associated with the Hayden Grove of Pflugerville site plan, which is a development within the North Pointe PUD. The Hayden Grove of Pflugerville site plan is located within Lot 2 of the proposed Northpointe East Tract final plat that is currently under review. The final plat proposes to dedicate a 50-foot right-of-way (ROW), to be know as Alba Bonita Drive, to front onto the SH-130 frontage road, and would be considered a Local Street. Lot 2 is proposed to take access from the future Alba Bonita Drive.

The Hayden Grove of Pflugerville site plan consists of one age-restricted multi-family residential structure. To provide access to the development, the site plan proposes two one-way driveway points along the future Alba Bonita Drive. In order to accommodate the needs of the target community, the applicant has designed the driveway widths to facilitate multiple weekly deliveries from large trucks, as well as to be accessed by fire and emergency vehicles.

Per Section 2.2.4 G.2 of the Unified Development Code (UDC), the Planning and Zoning Commission is granted the power to consider proposed waivers greater than 20% from the minimum site development standards and requirements within Subchapters 9, 10 and 11 within all zoning districts. Table 10.2.1C Type II Driveway Criteria limits the maximum one-way driveway width on a Local Street to 20-feet. The applicant has proposed driveway widths of 54.2-feet and 32.1-feet, as shown in the Driveway Concept Plan attachment.

STAFF RECOMMENDATION:

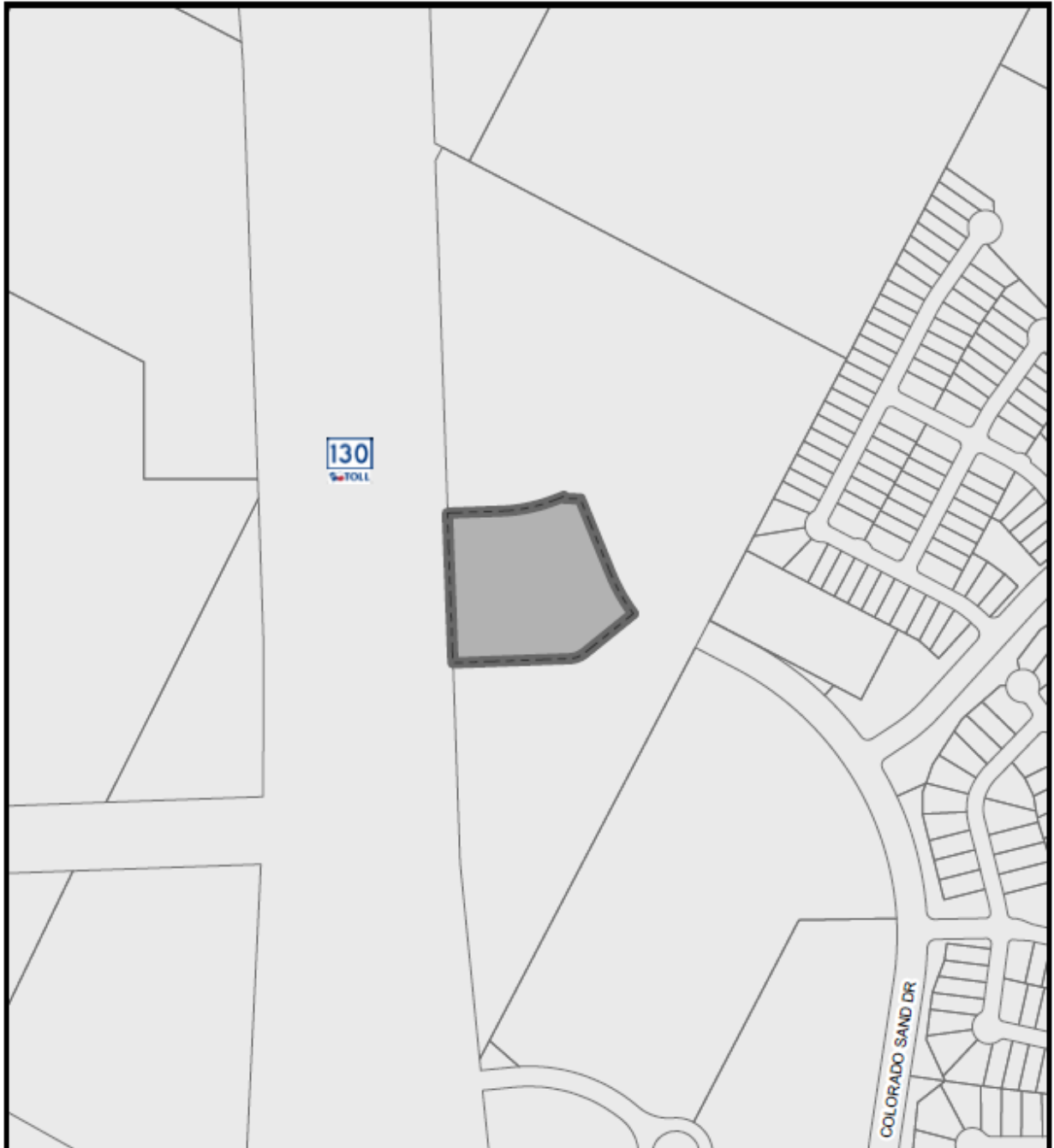
The proposed site plan and driveway widths have been reviewed by city staff, including engineering staff. The proposed driveway widths do not constitute a design concern and would be able to accommodate fire and emergency vehicle turning movements.

For these reasons, staff recommends approval of the proposed waiver as indicated in the Driveway Concept Plan attachment.

ATTACHMENTS:

- Location Map

LOCATION MAP:





**Hayden Grove
Driveway**


**Case Number:
2023-2-VAR**

4/3/23


Legend

-  Subject Property
-  City Limits

0 150 300 600 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.

 **PFLUGERVILLE**
TEXAS

