



April 30, 2020

Planning and Zoning Commission
City of Pflugerville
201-B East Pecan St.
P.O. Box 589
Pflugerville, Texas 78691

RE: **Permit Number: PP1912-02**
Project Name: Lisso Tract Preliminary Plan
Subdivision Waiver Request

To whom it may concern:

We are writing to you to provide more information regarding a subdivision waiver request submitted on March 9, 2020 and will be discussed in the Planning and Zoning meeting on May 4, 2020. We are requesting to be waived from the following requirement out of the Pflugerville Unified Development Code, Section 15.16.3R of the Code states "At no time may a final plat create 100 lots or more, cumulatively with other final plats within the same preliminary plat, that would be subject to only one access point or to multiple access points with routes to an arterial street that duplicate a segment of the route of any other access point for the same final plat." The first two proposed phases of development would create final plats that would not be in compliance with Section 15.16.3R. To meet the intent of this requirement, the developer has proposed two points of access, one permanent access and one temporary access point for the first two phases of development. The permanent access point will be the connection to Wells Branch via proposed E Pfennig Lane (major collector), and the temporary access point will be the connection to Immanuel Road via proposed Purple Martin Drive. The temporary portion of Purple Martin Drive will become a permanent access point in the third phase of development. Based on the development's most recent schedule, phase 1 would ideally begin construction this summer with final acceptance of the public improvements being around April of 2021. Phase 3 would begin construction in April of 2022. With that schedule in mind, the temporary access via Purple Martin Drive would last less than one and half years.

We are making this subdivision waiver request for the following reason; we would like to delay permanent access to Immanuel Road until the developer and CIP proposed improvements are made to Immanuel Road. By providing only permanent access to Wells Branch Parkway, this will delay traffic going directly onto Immanuel Road, which is due to receive improvements with the proposed bond package up for vote in May 2020. In addition, the proposed temporary access point for phase 1 and phase 2 had been submitted and approved by the fire department and these phases meet international fire code as far as access is concerned. Again, the temporary access point to Immanuel Road via Purple Martin Drive will become a permanent access point in phase 3, and will not remain a temporary access point for long.

Please contact me at 512-782-0602 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Alexandro E. Granados River".

Alex Granados, P.E.
Project Manager
TBPE F-928