

STAFF REPORT

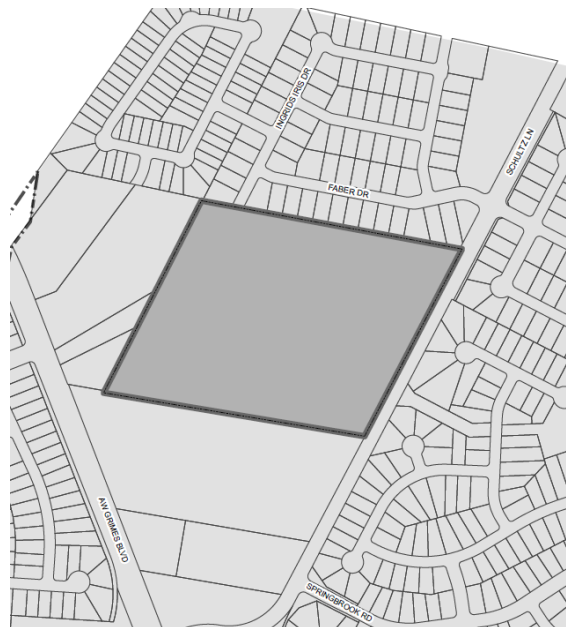
Planning and Zoning:	04/04/2022	Staff Contact:	Kristin Gummelt, Planner I
Agenda Item:	2022-0331	E-mail:	kristing@pflugervilletx.gov
Case No.	2022-1-VAR	Phone:	512-990-6300

SUBJECT: Discuss and consider a Subdivision Waiver from Subchapter 15.16.3 (C), to not extend a stubbed public street, for an approximately 25.358 acre tract of land out of the William Barker Survey, Abstract No. 109, generally located east of A.W. Grimes, north and west of Schultz Lane, and south of Faber Drive, more specifically located at 18100 Schultz Lane, to be known as the Springbrook South Commerce Center Waiver (2022-1-VAR).

LOCATION:

The proposed subdivision is located at the northwest boundary of the city limits, generally northwest of the intersection of Schultz Lane and A. W. Grimes Blvd., along the southern boundary of the Pflugerville Heights subdivision. The parcel currently has several single-family homes located on it but is zoned Light Industrial.

This approximately 25.358-acre parcel is located south of the Pflugerville Heights residential subdivision, which is zoned Single-Family Suburban Residential (SF-S), as well as the Pfairway Park Residential subdivision, which is zoned Planned Unit Development; north of the Springbrook Commercial subdivision, which is zoned Light Industrial (LI) and General Business 1 (GB1); east of Pfairway Office Park, which includes both LI and GB1 zoning; and west of the Springbrook Glen Sec. 4 and Springbrook Enclave subdivisions, which are both zoned SF-S.



OVERVIEW:

The property was annexed in November 2003, and subsequently zoned Light Industrial (LI) in 2004 by Ordinance No. 737-04-02-10, however, at the time of zoning the owners continued the use of the non-conforming residential structures until they approached the city to discuss development under the Light Industrial standards for this parcel. When staff met with the applicant in November 2021 to discuss moving forward with the proposed Springbrook development, the owner was informed of the code requirements for street design standards outlined in Subchapter 15.16.3(C), which states: “all streets that are stubbed out into the subject subdivision boundary shall be extended into the subdivision.”

When the Pflugerville Heights Subdivision platted in 2004, they were required to stub Ingrid's Iris Drive to the undeveloped property to the south as part of subdivision development standards, and now that the owners of the lot adjacent to that street stub want to develop, the Unified Development Code would require that that extension continue through their property. While this code requirement is meant to improve connectivity and provide alternative traffic flow options, in this situation, it would be driving industrial traffic through a residential subdivision. The applicant is asking for consideration to not extend Ingrid's Iris Drive through their property for this reason.

The Unified Development Code requires that a waiver from this Section of the code be considered by the Planning & Zoning Commission.

SUBDIVISION WAIVER REQUEST:

According to Subchapter 15.15, Subdivision Waiver, of the Unified Development Code, “Upon written request and demonstration by the applicant, the Planning and Zoning Commission may consider a waiver, or partial waiver from requirements of this Subchapter in specific cases where:

- A. Owing to special conditions of the subject property, a literal enforcement of the provisions of the Subchapter may not be physically obtainable; or
- B. The requirement does not appear to be reasonably applicable in the specific case; or
- C. Compliance with the requirement would result in an undesirable situation; and in the Commission’s opinion, such a subdivision waiver would not be contrary to the public interest and would not destroy the intent of the provisions of this Subchapter.

The applicant is requesting a subdivision waiver from Subchapter 15.16.3(C):

C. All streets that are stubbed out into the subject subdivision boundary shall be extended into the subdivision.

REQUEST:

The applicant is requesting a Subdivision Waiver to Subchapter 15.16.3 (C) to not extend Ingrid's Iris Drive through the site in an effort to mitigate the “heavy truck traffic” that would likely circulate through the residential subdivision if the stub were extended through their site. In this case, compliance with this section of the code would not be reasonably applicable and would be contrary to the public interest of the single-family subdivision to the north. The extension would connect the proposed Light Industrial use to the residential use to the north.

ANALYSIS:

Extending a public street that would connect a single-family subdivision to a light industrial area would not be in the best interest of the public and does not appear to be reasonable in this specific situation.

The extension of the road would drive light industrial traffic through the residential subdivision, and there are other access points for the residential traffic to the subdivision to the north. Based on the frontage of the property along Schultz Lane and development standards for minimum driveway spacing along a major collector road with a speed limit of 45 mph, the development would be able to achieve multiple access points along Schultz Lane.

STAFF RECOMMENDATION:

The overall development, once completed, will meet the Unified Development Code minimum requirements for multiple access points onto a major collector. The development will also still be able to achieve multiple access points along Schultz Lane.

- A. Allowing the applicant to for-go the extension of the roadway through their site will serve to ensure that heavy truck traffic is kept to the major collector and not allowed to travel through the local streets to reach the site. The applicant is not purposing an emergency access from Ingrids Iris Drive either; and
- B. Both the city's development engineers, as well as the fire department have reviewed the proposed request and find it to be an acceptable waiver request, while still meeting other code and public safety requirements at the time of site plan and subdivision.

Based on the reasons above, staff recommends approval of the subdivision waiver. The extension of Ingrids Iris Drive would not be in the best interest of the single-family subdivision to the north. Staff recommends that the development transition the current temporary stub to a permanent stub.

ATTACHMENTS:

- Location Map
- Subdivision Waiver Request (separate attachments)

LOCATION MAP:

