

STAFF REPORT

Planning and Zoning:	8/4/2025	Staff Contact:	Clevan Rodrigues, Planner I
Agenda Item:	2021-1166	E-mail:	clevanr@pflugervilletx.gov
Case No.	FP2025-000283	Phone:	512-990-6228

SUBJECT: Discuss and consider an application for a subdivision waiver from Unified Development Code(UDC) 15.16.3 C, Subdivision Design Standards, to relieve the requirement for all streets that are stubbed out into the subject subdivision boundary to be extended into the subdivision, generally located at the Ridge at Blackhawk Phase 2 Subdivision; known as the Ridge at Blackhawk Ph 2 Variance waiver (FP2025-000283).

LOCATION:

The subject property is located generally to the East of Hodde Lane and South of the Future Rowe Lane Extension.

ZONING: The property is in the Pflugerville ETJ, subject to a Development Agreement

APPLICANT REQUEST:

The item under consideration is to waive the requirement to connect Gate Dancer Lane into the Ridge at Blackhawk Phase 2 Subdivision as required by UDC 15.6.3.C, all streets that are stubbed out into the subject subdivision boundary shall be extended into the subdivision.

CODE PROVISION:

Per UDC 15.15, 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: One of the following criteria are met:

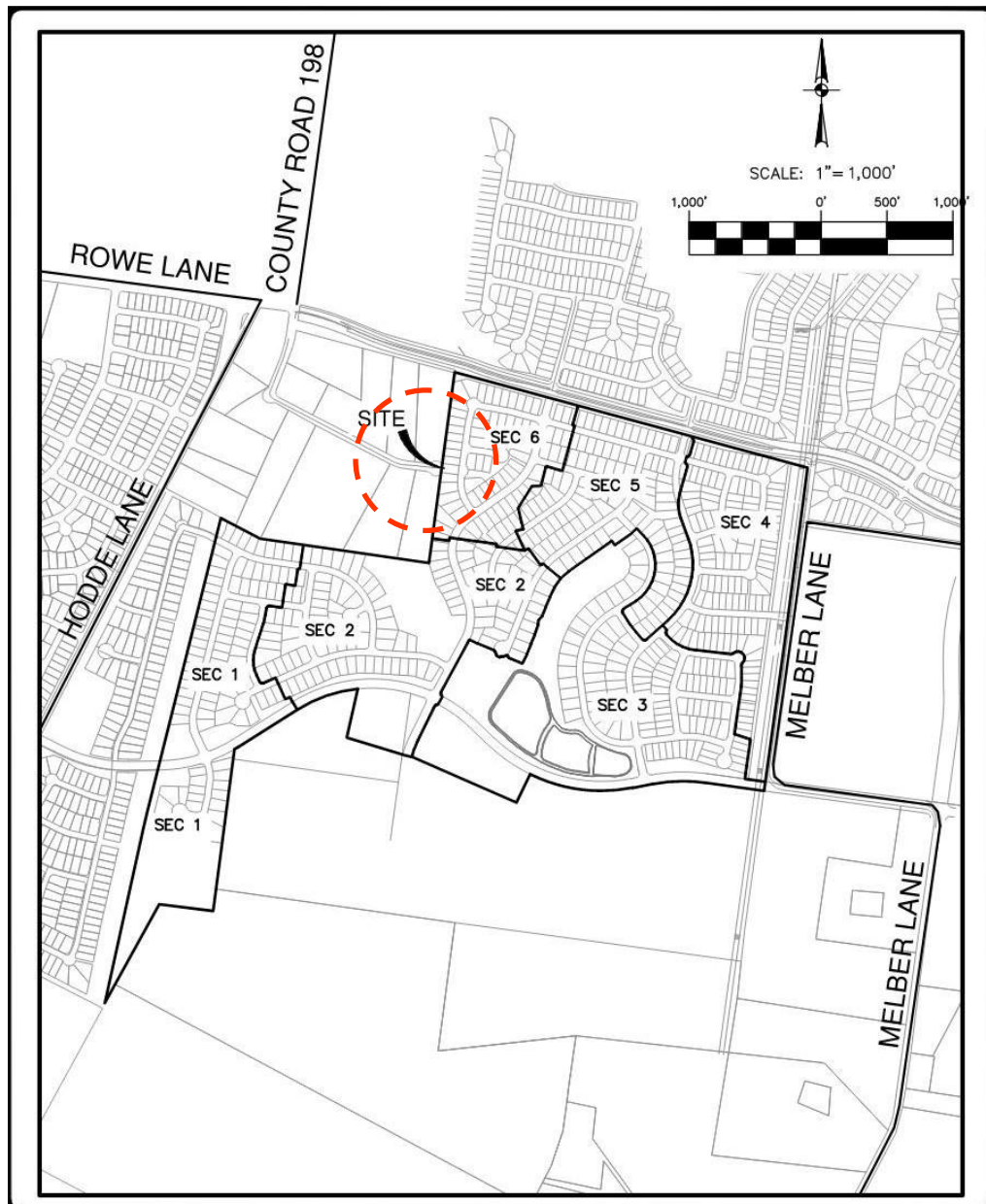
- A. Owing to special conditions of the subject property, a literal enforcement of the provisions of the Subchapter may not be physically obtainable; or
- B. The requirement does not appear to be reasonably applicable in the specific case; or
- C. Compliance with the requirement would result in an undesirable 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.

It is important to note that for subdivision waivers, conditions or alternatives may not be placed.

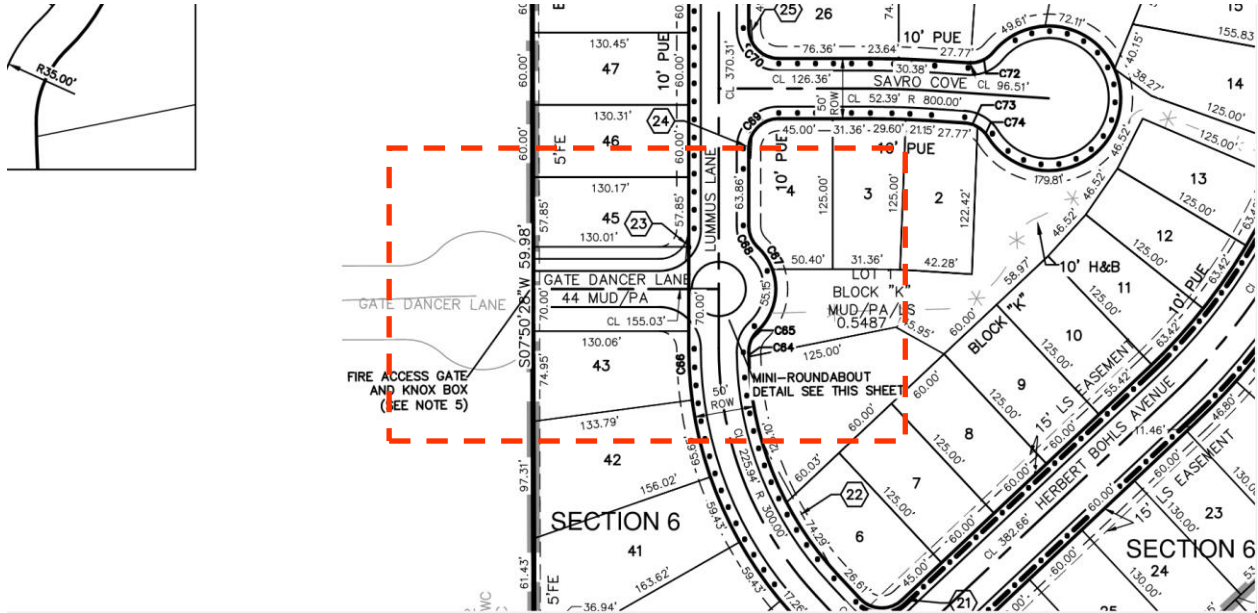
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STAFF ANALYSIS:

UDC 15.16.3.C states that, All streets that are stubbed out into the subject subdivision boundary shall be extended into the subdivision. The Rowe Lane Estates Subdivision to the East, by way of Gate Dancer Lane, stubs into the subject property. As the subject property develops the code intends for the Gate Dancer Lane to continue into the new development to extend the roadway connectivity to the area.



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The applicant proposes to develop a Public Access Easement with entry restricted to emergency vehicles, by way of a Knox Box and extended sidewalk connectivity. While this proposal would allow for active pedestrian connectivity, this would not be in line with the intent of the code as the continuation of the roadway provides additional connectivity and routes of travel within the immediate area. Local connections are critical as they provide easier routes of access to local areas and reduce the dependency and impact on the arterial roadway system. Connectivity of the roadway, trail, bike, and pedestrian system is critical in Pflugerville per the Transportation Master Plan and development code.

Staff determines that there is no obstacle preventing the code from being met, as there are no special conditions that prevent the requirements from being met. Further, added road connectivity is in the public interest as it provides easy internal access points to locations further east and south, like Cele And Melber Ln, while providing enhanced access to emergency services.

STAFF RECOMMENDATION:

Staff recommends denial of the waiver.

ATTACHMENTS

- Staff Report
- Applicants Request Letter
- Applicants Exhibit Map
- Rowe Lane Estates Waiver Support Letter
- Location Map

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LOCATION MAP:

