

March 28, 2023

Gordon Haws
City of Pflugerville
Engineering Department

Via Email: GordonH@pflugervilletx.gov
Via Email: KevinL@pflugervilletx.gov

Re: Variance Request for Driveway Width Along Alba Bonita Drive in NorthPointe East Development

Mr. Haws,

We are writing this letter to request a variance for maximum driveway widths on the Hayden Grove Site Plan (2022-51-SP).

Per the Unified Development Code Table 10.2.1.C. Tyle II Driveway Criteria, the maximum width of a one-way driveway along a Local Street is 20'. There are two adjoining one-way drives extending off Alba Bonita Drive that do not meet this requirement. One is 54.2' and the other is 32.1.'

We believe that due to site specific circumstances, these expanded driveway widths are necessary and will not pose a threat to public safety. Per conversations with Mike Slaughter with Travis County Emergency Services District 2, due to the nature of the site, he expects there to be a large volume of emergency calls placed to the development. Additionally, the Hayden Grove Senior Center requires delivery trucks to have access to the back of the building for deliveries. The development expects to see box trucks (5 per week), U-Haul trucks (5 per month), and Semi-trucks (2 per week) using this entry drive. Large delivery trucks can be expected to use these driveways between 10am-4pm. Due to the combination of fire truck and ambulance access needs and delivery truck access needs, we are requesting to expand both one-way driveways entering the site off Alba Bonita Drive.

There are two roadways to enter the NorthPointe East development: Elan Drive and Alba Bonita Drive. Elan Drive is considered the main entry point for the overall development and leads to a round-about. Elan Drive also leads to the parking garage entry point for the Hayden Grove site and will be used by the public. The subject Alba Bonita Drive will be the main entry point for delivery trucks and staff as it is a significantly shorter distance to travel from SH-130. Due to delivery trucks needing to make a near 180 degree turn to enter the Hayden Grove site, both one-way driveway widths were expanded to meet that turning radius. Please see the attached Exhibit labeled "230222 - Semi Truck Turning Exhibit".

To adequately provide safety for the public, we have verified that a fire truck can enter the site through either driveway in an emergency situation, while a semi-truck is stationary in the loading zone. Please see the attached Exhibits labeled "230222 - Fire Truck Turning Exhibit 1 of 2" and "230222 - Fire Truck Turning Exhibit 2 of 2". We have received approval of this fire access through Mike Slaughter with Travis County Emergency Services District 2. The connected driveways in question are both one-way only, so incoming civilians will not be at risk of entering while oncoming traffic is attempting to exit. The 32.1' wide driveway closest to SH-130 is an exit only, while the 54.2' driveway is an entry only. We believe limiting the driveway closest to SH-130 to be exit only will also reduce the risk of cars queuing along Alba

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Bonita Drive to enter the site, and potentially backing up into SH-130. We have proposed signage and striping on the Hayden Grove Site Plan to clarify this one-way movement on the drive aisle. Please see the attached Exhibit labeled "230222 - Hayden Grove Site Plan".

We would like to request a variance for the one-way driveway width maximum due to the reasons presented above. Based on our proposed design, we believe these exceptions will not pose a threat to public safety.

Please contact me if you have any questions or need additional information concerning this variance request.

Sincerely
Pape-Dawson Engineering, Inc.



Mark A. Ramseur, P.E.
Managing Principal, Central Texas

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