

STAFF REPORT

Planning and Zoning:	5/1/2023	Staff Contact:	Samantha Fleischman, Planner I
Agenda Item:	2023-0393	E-mail:	samanthaf@pflugervilletx.gov
Case No.	2023-1-VAR	Phone:	512-990-6323

SUBJECT: Discuss and consider action regarding an application for a subdivision waiver from Section 15.16, Subdivision Design Standards, to allow for a right of way frontage to be reduced to 50 feet, allow for the elongated area of a proposed flag lot to exceed 100 feet, and to allow for driveway spacing to be reduced to 50 feet for this subdivision, located at 1880 CR 139, generally north of Rowe Lane along County Road 139, to be known as the Gindin Subdivision Waiver (2023-1-VAR).

LOCATION:

The subject property is located at 1880 CR 139, generally north of Rowe Lane along County Road 139 in Pflugerville's Extraterritorial Jurisdiction (ETJ).

ZONING:

The property is located in Pflugerville's Extraterritorial Jurisdiction and thus does not have a zoning designation.

APPLICANT REQUEST:

The applicant is applying for a Subdivision Waiver to allow for right of way frontage to be reduced to 50 feet, to allow for the elongated area of the proposed flat "pole" to exceed 100 feet but remaining under 500 feet, and to allow for a reduction in driveway spacing. If granted, these waiver requests will allow the applicant to divide this lot into two (2) residential parcels.

The applicant is requesting to have the required right-of-way frontage for each lot reduced to 50 feet. This would allow the applicant to subdivide the subject tract through plat into two (2) residential lots. According to UDC Subchapter 15.16, all lots along an arterial and major collector street shall have a minimum width of 200 feet at the front lot line. The required frontage widths are applicable to both proposed lots, as the property lies along County Road 139, which is classified as a minor arterial. The applicant is requesting an allowance for a 50-foot frontage so both lots, one flag lot with a 50-foot frontage and lot with the remaining 144-foot frontage, would be compliant.

UDC Subchapter 15.16 states that flag lots may be allowed if the narrow or elongated part of the proposed lot 'pole' does not exceed one hundred (100) feet. The applicant is requesting permission to have this length extended to be over 100 feet while remaining under 500 feet to allow for the second lot location.

The applicant is also requesting to reduce the driveway spacing requirement to 50 feet, as UDC Subchapter 15.16 requires the distance between driveways along a minor arterial to be a minimum of 200 feet.

TRANSPORTATION:

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The subject tract is located along County Road 139 which is identified as a minor arterial.

UTILITIES:

Water shall be provided by Manville Water Supply Corporation. This property lies within the City of Pflugerville's Wastewater district; however, a waiver has been approved for this property to allow for an onsite sanitary sewer facility. No lot in this subdivision shall be occupied until connected to water.

STAFF ANALYSIS:

Per UDC 15.16, subdivision waivers must meet the specific criteria for approval. The criteria are identified below along with staff's analysis:

- A. Owing to special conditions of the subject property, a literal enforcement of the provisions of the Subchapter may not be physically obtainable;

Complies: The subject tract as divided by metes and bounds would not be able to physically obtain a right-of-way frontage along a minor arterial street of 200 feet as the tract itself has a width of 194 feet. The subject tract would also be unable to meet the minimum requirement driveway spacing of 200 feet as the neighboring property utilizes an access drive with an ingress/egress point next to the tract, rendering the subject tract inaccessible without the subdivision waiver.

- B. The requirement does not appear to be reasonably applicable in the specific case;

Complies: The subject tract is bound by County Road 139 to the east and the Hutto Extraterritorial Jurisdiction to the west, with floodplain going through the center of the tract. Aside from County Road 139, the specified area does not have additional east-west or north-south connections and the city does not have intentions for future development that would be hindered by approving the subdivision waivers.

- 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.

Complies: Approving the subdivision waivers as requested by the applicant would allow the subject tract and those neighboring to be platted with the City of Pflugerville. Additionally, two (2) lots in this area with comparable shape previously received administrative approval for flag lots with extended "pole" lengths up to 775 feet and right-of-way frontage of as little as 50 feet.

STAFF RECOMMENDATION:

Staff recommends approval of the subdivision waivers.





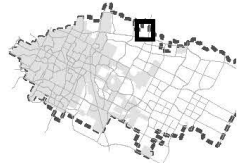
ATTACHMENTS:

- Location Map
- Comprehensive Plan

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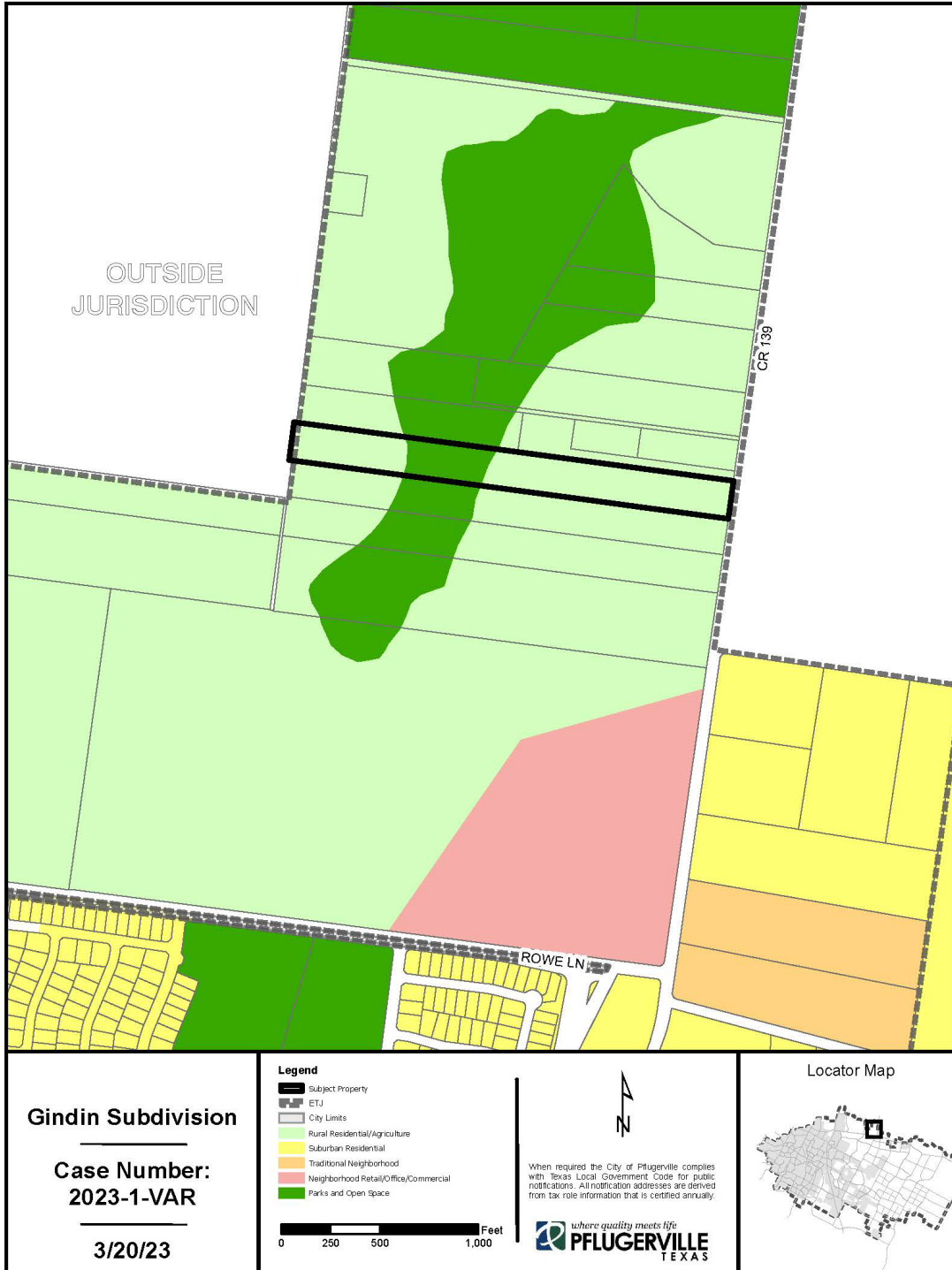
LOCATION MAP:



<p>Gindin Subdivision</p> <p>Case Number: 2023-1-VAR</p> <p>3/20/23</p>	<p>Legend</p> <ul style="list-style-type: none">  Subject Property  ETJ  City Limits <p>0 250 500 1,000 Feet</p>	<p style="text-align: center;">N</p> <p><small>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.</small></p> <p></p>	<p style="text-align: center;">Locator Map</p> 
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COMPREHENSIVE PLAN:



Gindin Subdivision

**Case Number:
 2023-1-VAR**

3/20/23

Legend

- Subject Property
- ETJ
- City Limits
- Rural Residential/Agriculture
- Suburban Residential
- Traditional Neighborhood
- Neighborhood Retail/Office/Commercial
- Parks and Open Space

0 250 500 1,000 Feet



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Locator Map

