

May 13, 2019

The Pflugerville Planning and Zoning Commission

c/o Ms. Emily Barron, Planning Director

City of Pflugerville

re: Request Subdivision Waiver of Subchapter 15.16.3(C) for Townhomes of Old Town East

Subchapter 15 states: *"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: C.) **Compliance with the requirement would result in an undesirable situation**; and in the Commission's opinion, **would not be contrary to the public interest and would not destroy the intent of the provisions of this Subchapter.**"*

We request a Waiver to Subchapter 15.16.3(C) for the proposed Townhomes of Old Town East subdivision. This code requires *"All streets that are stubbed out into the subject subdivision shall be extended into the subdivision"*. **We do not wish to extend Willow Street, a public street, into the proposed townhome subdivision.**

There are several reasons we believe this Subdivision Waiver is reasonable and worthy of approval by the P&Z:

1. The extension of Willow Street into the townhome subdivision is unnecessary because of the availability of Dessau Road, only 600' to the east. When the traffic plan was created showing two-lane Willow Street extending south from FM 1825 (now Pecan Street), the four-lane divided Dessau Road did not exist. Utilizing Dessau Road as a north-south arterial instead of Willow Street *"would not destroy the intent...of this Subchapter."*
2. The continuation of Willow Street as public right of way would open this small townhome neighborhood and its private roads to public traffic from Pecan Street and Dessau Road, and *"would result in an undesirable situation"*.
3. The continuation of Willow Street as a public right of way into the proposed townhome neighborhood is not needed for connectivity for the townhome community, and is thus *"not contrary to the public interest."*

We request that this Waiver be considered now, prior to Final Plat application, pursuant to 15.15.3.A Subdivision Waiver Review Process: *"A waiver of any standard established by the Subchapter may be considered by the Commission at any time prior to, or concurrently with the*

submittal of a plat application provided a Complete Application for a waiver is submitted as determined by the Planning Director”.

In conclusion, extending Willow Street as a public street into the townhome subdivision is not necessary for connectivity. It would be harmful to the proposed townhome neighborhood by diverting public traffic off Pecan through private roads to Dessau Road. And, it would exacerbate the traffic problems at Willow and Pecan Streets.

Thank you for considering our request.

Sincerely,

Mike Marsh

representing The Townhomes of Old Town East, LLC