

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.(S) 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.(S) for the proposed Townhomes of Old Town East subdivision. This code requires *"residential subdivisions shall have at least one street stubbed-out into every adjacent unplatted property"*. **We do not wish to stub out a public street from the southern boundary of the proposed townhome community into the Wuthrich tract.**

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

1. The extension south of two-lane Willow Street as a north-south public right of way 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 extension south of Willow Street as a north-south public right of way would open this small townhome neighborhood and its private roads to commercial traffic from the Wuthrich tract, and *"would result in an undesirable situation"*.
3. A southbound extension of a public right of way is not needed for connectivity to the townhome community, and thus *"would not be 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, the southern extension of a public right of way from the southbound property line into the Wuthrich tract would be harmful to the proposed neighborhood. It would draw northbound public traffic onto private roads. And, a southern extension from the proposed subdivision would not benefit traffic flows in/out of the future commercial tract to the south of subject subdivision.

Thank you for considering our request.

Sincerely,

Mike Marsh

representing The Townhomes of Old Town East, LLC