



# City of Pflugerville

## Legislation Details (With Text)

|                      |   |                      |                                |              |                                  |
|----------------------|---|----------------------|--------------------------------|--------------|----------------------------------|
| <b>File #:</b>       | 2020-8389   | <b>Version:</b>      | 1                              | <b>Name:</b> | Lisso Subdivision Waiver Request |
| <b>Type:</b>         | Agenda Item   | <b>Status:</b>       | Passed                         |              |                                  |
| <b>File created:</b> | 4/29/2020   | <b>In control:</b>   | Planning and Zoning Commission |              |                                  |
| <b>On agenda:</b>    | 5/4/2020  | <b>Final action:</b> | 5/4/2020                       |              |                                  |
| <b>Title:</b>        | Discuss and consider a Subdivision Waiver for the Lisso Tract, to Subchapter 15.16.3 (R) in order to create a preliminary plan that allows 100 lots or more, cumulatively with other final plats within the same preliminary plan, that would be subject to only one access point or to multiple access points with routes to an arterial street that duplicate a segment of the route of any other access point for the same final plat (PP1912-02). |                      |                                |              |                                  |

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**Attachments:** 1. Lisso Subdivision Variance Request Staff Report, 2. Lisso Subdivision Waiver Request Letter for the Commission, 3. Lisso Subdivision Waiver Request Application, 4. Lisso Subdivision Conceptual Preliminary Plan

| Date     | Ver. | Action By                      | Action   | Result |
|----------|------|--------------------------------|----------|--------|
| 5/4/2020 | 1    | Planning and Zoning Commission | Approved | Pass   |

Discuss and consider a Subdivision Waiver for the Lisso Tract, to Subchapter 15.16.3 (R) in order to create a preliminary plan that allows 100 lots or more, cumulatively with other final plats within the same preliminary plan, that would be subject to only one access point or to multiple access points with routes to an arterial street that duplicate a segment of the route of any other access point for the same final plat (PP1912-02).

The applicant has requested the Subdivision Waiver for Subchapter 15.16.3 (R)\* to allow for the extension of Purple Martin Dr. to be a temporary emergency-access-only road until phase three of their project is developed and the improvements to Immanuel Road have been completed. The waiver is necessary due to the fact that phase one and phase two of the preliminary plan cumulatively create approximately 400 lots in total. Subchapter 15.16.3 (R) limits a preliminary plan to 100 lots before the creation of another access point onto an arterial street. This type of subdivision waiver is not common however; similar waivers have been approved in the past for temporary conditions.

The overall subdivision, once completed, will meet the Unified Development Code minimum requirements for multiple access points onto an arterial road. The request is to address the timing/phasing of the permanent access point to better align with the Immanuel Road improvements and is not an attempt to remove the provision entirely. The proposed waiver generally meets the criteria utilized for approving a subdivision waiver based on the following:

- A. An alternative connection to the arterial is not precluded by a physical obstruction such as a body of water or significant topographic constraint, however the first two phases have limited frontage along Wells Branch Parkway due to a separation caused by a different landowner;
- B. Requiring multiple access points for final plats and cumulative final plats within a preliminary

plan, to an arterial road is a Unified Development Code requirement that is required by all development, however it was established for the purpose of bolstering the ESD development standards. The Travis County ESD has approved the proposed design; and

- C. Compliance will ensure the public interest is maintained through the safety improvements established with the public road extension, the applicant is providing a temporary emergency access route to Immanuel Road to ensure health and safety in the interim.

\*Subchapter 15.16.3:

- (R). At no time may a final plat create 100 lots or more, cumulatively with other final plats within the same preliminary plat, that would be subject to only one access point or to multiple access points with routes to an arterial street that duplicate a segment of the route of any other access point for the same final plat.

Staff recommends approval of the subdivision waiver with the condition that no more than 398 residential lots (the number of lots proposed for phases one and two) be permitted before the extension of Purple Martin Drive.

Emily Draughon, Planner II