



City of Pflugerville

Legislation Details (With Text)

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On agenda: 5/1/2023 **Final action:** 5/1/2023
Title: 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 for this subdivision, generally located north of Rowe Lane along County Road 139, to be known as the Gindin Subdivision Waiver (2023-1-VAR).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Location Map, 3. Applicant Letter of Intent, 4. Draft Final Plat

Date	Ver.	Action By	Action	Result
5/1/2023	1	Planning and Zoning Commission	Approved	

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 for this subdivision, generally located north of Rowe Lane along County Road 139, to be known as the Gindin Subdivision Waiver (2023-1-VAR).

The subject property is generally located north of Rowe Lane along County Road 139 in Pflugerville’s Extraterritorial Jurisdiction (ETJ). 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.

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.

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;

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;

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.

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 recommends approval.

Samantha Fleischman, Planner I

Staff Report
Location Map
Applicant Letter of Intent
Draft of Final Plat