



City of Pflugerville

Legislation Text

File #: 2021-0230, **Version:** 1

Discuss and consider a Subdivision Waiver to Subchapter 15.5 to not require a Preliminary Plan for the parent tract for property located generally southwest of the Biltmore and Pecan St intersection, to be known as RNDC Timmerman Preliminary Plan Waiver (2021) (FP2102-06).

The property is located generally southwest of the Biltmore and E. Pecan St. intersection. The proposed request is to waive the immediate preliminary plan requirement associated with a “parent tract” identified by Travis Central Appraisal District as Parcel Id 263763. The property is now approximately 126.853 acres, currently in the ETJ, and not anticipated to be developed in the near future. In December 2019, the owner of the parent tract sold approximately 33 acres of the southern portion of the parent tract to Republic National Distribution Company Inc (RNDC), through metes and bounds. With the property being in the ETJ and the division being greater than 10 acres, the division of land outside of the subdivision process appears to be authorized by the Local Government Code.

The approximate 33-acre RNDC tract has been recently annexed into the city and is now planning to pursue the zoning and subdivision process in order to be developed. As part of the subdivision process, all lots are required to be platted, have frontage onto a public road, and be served by public utilities. Through the parent tract lot division, the necessary extension of roads and utilities to serve the 33-acre tract was not provided. The owner of the parent tract is willing to convey approximately 1.5 acres for the extension of Helios Way across the frontage of the 33-acre tract, however prefers to not be required to create a preliminary plan for the entire 126.853-acre parent tract for the sole purpose of establishing the right of way.

If approved, the area of land for the right of way will be annexed into the city limits so that the subdivision process is only subject to Pflugerville review and requirements, and will be included with the subdivision process for the RNDC property.

The proposed request to not provide a preliminary plan for the entire 126.853-acre tract in order to provide the relatively small amount of land needed to serve the RNDC tract appears reasonable. If the preliminary plan is required, the preliminary plan for the parent tract will only identify the immediate right of way area to serve the RNDC property, a future projected alignment of the road per the Master Transportation Plan, and identify reserve tracts for the remainder of the property. Being in the ETJ, the preliminary plan will be required to be reviewed by both Travis County and City of Pflugerville, which will delay the RNDC tract from being able to move forward with their development plans. If the preliminary plan is not required, the right of way will be established, area annexed into the city, and will be included in the subdivision with the 33-acre RNDC property.

Staff Recommends approval of the waiver for a preliminary plan on the parent tract with the following conditions:

1. The waiver to the Preliminary Plan for the parent tract shall only be applicable to allow the approximate 1.5-acre associated with the right of way for Helios Way. Any further property division, roadway expansion, etc. shall be subject to the Preliminary Plan and parent tract

requirement, unless otherwise waived through a future waiver.

2. The approximate 1.5-acre area shall be annexed into the city limits and included in the subdivision process related to the 33-acre RNDC tract.

Jeremy Frazzell, Asst. Planning Director