



City of Pflugerville

Legislation Text

File #: 2022-0331, **Version:** 1

Discuss and consider a Subdivision Waiver from Subchapter 15.16.3 (C), to not extend a stubbed public street, for an approximately 25.358 acre tract of land out of the William Barker Survey, Abstract No. 109, generally located east of A.W. Grimes, north and west of Schultz Lane, and south of Faber Drive, more specifically located at 18100 Schultz Lane, to be known as the Springbrook South Commerce Center Waiver (2022-1-VAR)

The applicant has requested the Subdivision Waiver for Subchapter 15.16.3 (C)* to allow the applicant to not extend the stubbed street, Ingrid's Iris Drive, through the development and out to Schultz Lane. The extension would likely allow "heavy truck traffic" to circulate through the residential subdivision if built. This would be contrary to the public interest on the existing single-family subdivision to the north as it would connect the Light Industrial use to the existing residential use.

The overall development, once completed, will meet the Unified Development Code minimum requirements for multiple access points onto a major collector. The development will also still be able to achieve multiple access points along Schultz Lane.

- A. Allowing the applicant to for-go the extension of the roadway through their site will serve to ensure that heavy truck traffic is kept to the major collector and not allowed to travel through the local streets to reach the site. The applicant is not purposing an emergency access from Ingrid's Iris Drive either; and
- B. Both the city's development engineers, as well as the fire department have reviewed the proposed request and find it to be an acceptable waiver request, while still meeting other code and public safety requirements at the time of site plan and subdivision.

*Subchapter 15.16.3:

- C. All streets that are stubbed out into the subject subdivision boundary shall be extended into the subdivision.

Staff recommends approval of the subdivision waiver, that the existing stubbed street not be extended through the new subdivision.

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