


Specific Use Permit/ Special District - Application

Applying for: Specific Use Permit Special District - Corridor
 (check)

	<u>Applicant</u>	<u>Engineer</u>
Name	Jackie Procasny	
Organization	Creative Kids Preschool	
Mailing Address	112 West Pecan St. Pflugerville Texas	
Phone Number	512-289-3042	
Fax Number		
Email Address	Jackie@procasny.com	
Signatures		

RECEIVED
 MAR 01 2011

Property Description:

Name of Project/ Business: Pflugers Haus

Street Address: 112 W. Pecan St. Pflugerville

Legal Description: _____

(Separate attachment accepted)

Dimensions of Lot:	<u>90' x 125'</u>	<u>125'</u>	<u>11,250^{sq}</u>	<u>.258</u>
	Frontage	Depth	Square Feet	Acreage

Watershed: Gilland

Parcel ID: 276171 Zoning District: G+B-1 CBD

Present Land Use: OFFICE Proposed Land Use: Pre school

Existing Building On Property? Yes No S.F of Building 1st 1687
2nd 369

Is a portion of property located in?: Floodplain CBD Corridor

To Be Completed By Staff: Filing Fee: 500.00

Case Name: _____ Case Manager: _____

Date Received: March 1, 2011 Submittal Completion Date: _____

PH Notice sent to Pflag: _____ PH Notice appears in Pflag: _____

P&Z Meeting Date: _____ City Council Meeting Date: _____

Specific Use Permit Application

Submittal Requirements:

1. Filing Fee \$ 500⁰⁰
- ~~2.~~ **Complete Specific Use Permit Application** with all required contact information.
- ~~3.~~ **Initial submittal - 5 full size copies & One 11x17 copy** of the Site Plan showing:
 - a) Off-street parking facilities
 - b) Size, height, construction materials, and locations of buildings
 - c) Uses to be permitted
 - d) Location and instruction of signs
 - e) Means of ingress and egress to public streets
 - f) Type of visual screening such as walls, plantings and fences
 - g) Relationship of the intended use to all existing properties and land uses 200 feet from subject site.
 - h) Building floor plans/ Building Elevations
 - i) Tree survey mapping and identifying all trees.
- ~~4.~~ **In a typed response, please answer the following questions, as evidence that the request complies with the conditions required for approval of a Specific Use Permit.**
 - a. Specific Use Permit pertains to Section _____ of the Site Development Code/ Zoning Code which requires...
 - b. Explain how the proposed use is harmonious and compatible with its surrounding existing uses or proposed use.
 - c. Please explain how the proposed activities are normally associated with the requested land use.
 - d. Explain how the nature of the proposed land use is reasonable.
 - e. Please state what measures will be taken in order to mitigate the impact on the surrounding area.
- ~~5.~~ **Tree Survey mapping and identifying all trees.**

Erin will copy

Additional Information:

A building, premise, or land used under a Specific Use Permit may be enlarged, modified, structurally altered, or otherwise changed provided the changes do not:

- a) Increase the height of Structures, including antenna support structures.
- b) Increase building square footage from its size at the time the original Specific Use Permit was granted by more than 10 percent.
- c) Reduce the distance between a building or noise-generating activity on the property and an adjacent, off-site residential use. This provision shall not apply if the property and the residential use are separated by a major thoroughfare depicted on the City's Thoroughfare Plan
- d) Reduce the amount of open space as indicated in the approved Specific Use Permit.
- e) All other enlargements, modifications, structural alterations, or changes shall require the approval of a new Specific Use Permit. Antennas may be placed on a tower with an existing Specific Use Permit without approval of a separate Specific Use Permit subject to approval of a Final Plat and Site Plan for the property.

Specific Use Permit Criteria

Answer the questions on the following pages, as evidence that the Specific Use Permit request complies with the conditions required for approval (extra pages and supplemental illustrations or photographs may be requested by staff)

Requested Specific Use Permit:

1. Specific Use Permit pertains to Section Subchapt 5/sub Sect A3 of the Site Development Code/
Zoning Code which requires... land use table

2. The proposed use is harmonious and compatible with its surrounding existing uses or proposed uses, because...

My clients and families will bring daily patronage to the surrounding businesses in the downtown area.

3. Please demonstrate how the proposed activities are normally associated with the requested use.

We are a full day business. Hours of operation are 7^{am}-6^{pm} M-F. We will be using the current parking, sign and yard space. The business is set up with Handicap access and is move in ready for this current business (Creative Kids)

4. The nature of the proposed use is reasonable, because...

it will be bringing in young families to the downtown area on a daily basis. The business is small and is known for being very well respected and high in quality. Our small school, with staggered drop off and pickup things will not cause any problems with parking.

5. Please state what measures will be taken in order to mitigate the impact on the surrounding area

Our business, which is currently in a historic section of Hutto, has always respected our surrounding businesses. We take pride in being an upscale preschool with strict rules and regulations when it comes to parking, pickup and business hours.

Additional Requirements if site is located in a Corridor (CL3, CL4, CL5) Zoning District:

In a typed response, please demonstrate how this project meets the criteria for approval.

1. Conformance with the 4 *Guiding Principles of the "SH 45 & SH 130 Corridor Study" and zoning regulations.
 - a. *Create a series of unique places to shop, work, and live.
 - b. *Establish a diversified and leak-free tax base.
 - c. *Establish an enhanced, long-term market capture.
 - d. *Utilize smart, healthy and sensible design concepts.
 - e. Lessen congestion in the streets.
 - f. Secure safety from fire, panic and other dangers.
 - g. Insure adequate light and air.
 - h. Prevent the overcrowding of land to avoid undue concentration of population.
 - i. Facilitate the adequate provision of transportation, water, sewerage, parks, open spaces, and other public requirements.
 - j. Maintain property values and encouraging the most appropriate use of land throughout the Corridor consistent with the Comprehensive Plan and the Corridor Plan.
2. Retail activity located at the following major intersections:
 - a. SH 130 and SH 45; SH 130 and Pecan Street; SH 45 and Heatherwilde Blvd; SH 130 and Pflugerville PKWY; and FM 685 and Pflugerville PKWY
3. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.
4. The extent of connectivity among proposed and existing ROW is demonstrated.
5. Clustering of free standing pad sites at focal points or key features within the development. (i.e. retention ponds, greenways, dedicated hike/bike facilities, or plazas, parks or other features)
6. Exhibits compatibility of the design with surrounding properties and development patterns.
7. Exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.
8. Exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.



Consent of Owner

Project Name: Creative kids Preschool

Property Owner Name: 112 Pecan Street L.L.C.

Address: 209 E. Riverside Drive

City: Austin State: Texas Zip Code: 78704

Phone: 512 426-3636 Fax: 512 476-4289

Email: brad@pflugerasociates.com

Signature: *[Handwritten Signature]*

By signing this form, the owner of the property authorizes the City of Pflugerville to begin proceedings in accordance with the process for the type of application indicated above. Owner further acknowledges that submission of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application; the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

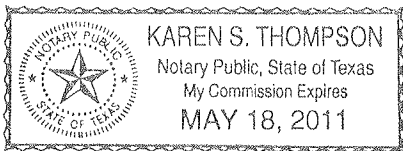
THE STATE OF TEXAS :

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Travis :

Before me, Karen S. Thompson on this day personally appeared Bradley Pfluger, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of March, 2011.



[Handwritten Signature]
Notary Public's Signature

My Commission Expires: 5-18-11

Applicant's Affidavit

Project Name: Pflugers Haus + Creative Kids Preschool

I, Jackie Procasny, certify that I have read this form thoroughly and the information included in this supplemental application form is a true representation of the permit applications submitted to date that are associated with the current application or this application is not one in a series of permits as defined by Chapter 245 of the Texas Local Government Code.

Address: _____

City: Pflugerville State: Texas Zip Code: 78660

Phone: 512-289-3042 Fax: _____

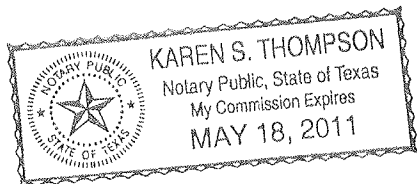
Signature: Jackie Procasny

THE STATE OF Texas :
COUNTY OF Travis :

KNOW ALL MEN BY THESE PRESENTS

Before me, Karen Thompson, on this day personally appeared Jackie Procasny, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1st day of March, 2011.



Karen S. Thompson
Notary Public's Signature
My Commission Expires: 5-18-2011