

Planning & Zoning:	6/6/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	6/28/2016	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1406-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 0.538 acres of Lot 40, Block "I", Springbrook Centre, Phase A, located in the John Van Winkle Survey No. 14, Abstract No. 786, locally addressed as 208 Grand Avenue Parkway, from Agriculture/Conservation (A) to Neighborhood Services (NS) district; to be known as 208 Grand Avenue Parkway Rezoning. (REZ1605-01)

LOCATION: The property is located along the west side of Grand Avenue Parkway, south of W. Pflugerville Parkway.

SITE ANALYSIS:

The proposed site is a 0.538-acre tract of land with an existing office building, parking lot, and site landscaping. Access to the property is from Grand Ave. Pkwy, a four lane, divided, arterial street along the east side of the property. Properties to the west and south are single family homes located in the Cambridge Heights subdivision, and zoned Single-Family Suburban (SF-S). Property to the north is unimproved and zoned Retail (R).

ZONING and LAND USE HISTORY:

In 1985, the property was located within the City of Austin ETJ and platted as Lot 40, Block I of the Springbrook Centre Phase A subdivision, an 11.8 acre lot. In 1990, the Pflugerville Independent School District (PISD) purchased 0.6209 acres of Lot 40 for purposes of creating classroom space and the existing improvements on the property. In 1996 the surrounding area was released from City of Austin ETJ and placed into the City of Pflugerville ETJ. In 2000, the remainder of Lot 40, Block I was included in the Cambridge Heights Phase C, Section 2 residential plat/replat, which established the existing neighborhood adjacent to the subject property. The subject property was sold in 2002 to the current property owner. The property was annexed into the City of Pflugerville in 2006 as part of a three year annexation plan (ORD No. 854-06-12-12) and zoned to the Agriculture/Conservation (A) zoning district. In 2007, the City initiated a rezoning of the 2006 annexation area. The Single-Family Suburban (SF-S) zoning district was inadvertently applied to the property, however through further research the notification and ordinance did not include a specific zoning for the subject property, therefore the subject property remains zoned as Agriculture/Conservation (A).

PROPOSED REQUEST:

According to the current property owner, an office has been in operation on the property since she purchased it in 2002. The owner was not aware of the current zoning district on the property, and has intentions of leasing the property to another business. In order to establish a conforming zoning district to allow for a change in use, the applicant has proposed the Neighborhood Services (NS) zoning district, which will allow the property to be used by land uses that have been identified as compatible with neighboring residential property.

According to the Unified Development Code, the Neighborhood Services “...district is established as a limited retail category intended for use by residents of nearby neighborhood areas for the purpose of supplying day-to-day needs and personal services. Establishments should include small, free-standing retail structures, such as convenience stores and neighborhood oriented personal service establishments. Sites zoned “NS” should be located on a thoroughfare and generally utilize a site adjacent to one or more logical neighborhood service areas.”

Permitted uses within the district include: Civic Center, Clinic, Day Care Facility, Dry Cleaning (minor), Financial Institution, Government Facilities, Massage Therapy, Museum/Art Gallery, Office (Administrative, Medical, Professional), Park or Playground, Personal Services, Place of Worship, Retail Sales and Services, School (private or parochial).

Conditional uses include: Restaurant (limited in size and prohibition on drive thru), and Utilities (requires screening).

COMPREHENSIVE PLAN:

The Comprehensive Land Use Plan currently identifies the area as Low to Medium density residential. Located along Grand Ave. Pkwy and within close proximity to the Grand Ave. Pkwy intersections with W. Pflugerville Pkwy and Pfennig Ln, land uses that provide immediate services to the surrounding neighborhoods exist, and can be expected. According to the Comprehensive Plan, a neighborhood center can consist of a mix of civic, public, or commercial buildings, to provide goods and services to meet the needs of the immediate vicinity. The market catchment area for the center is typically a two to three mile radius. The proposed request is consistent with the center concept described in the Comprehensive Plan.

STAFF RECOMMENDATION:

The proposed zoning to the Neighborhood Services (NS) district will provide a conforming zoning to the property, and ensure any future non-residential land use remains compatible with the adjacent single-family residential development. The proposed request is generally in conformance with the Comprehensive Plan and Staff recommends approval.

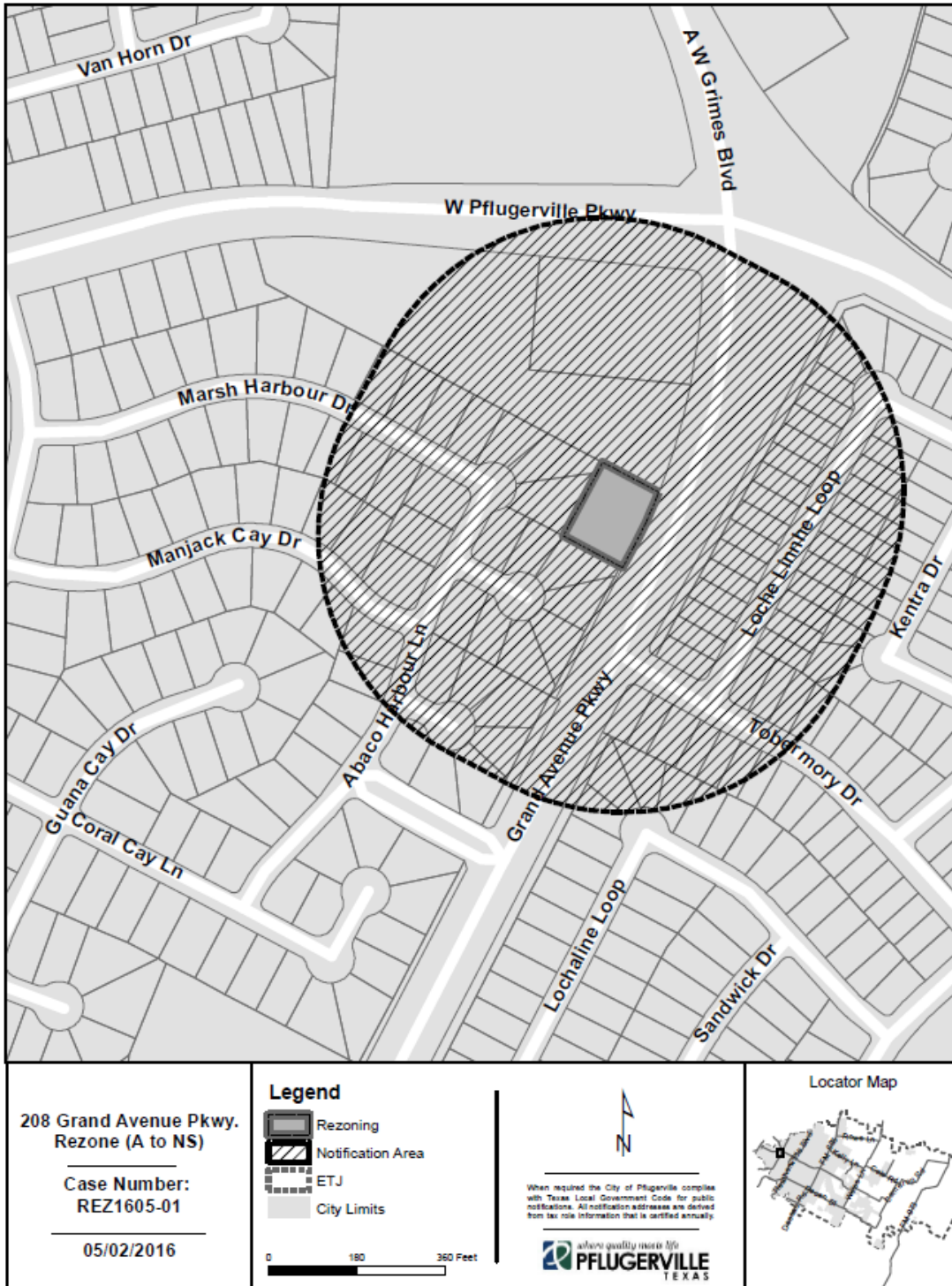
NOTIFICATION:

Newspaper Notification was published on May 25, 2016, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property, all in accordance with the minimum notification requirements. No inquiries were received regarding the proposed request at the time of this report.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Applicant Request
- Survey

NOTIFICATION MAP



APPLICANT REQUEST:

RECEIVED APR 27 2016

Sharon A. Cobb

Applicant Personal Contact Redacted

April 26, 2016

RE: Rezoning application
Subject: 208 Grand Avenue Parkway

Pflugerville Planning Department
201-B East Pecan
Pflugerville, TX 78691

Dear Planning & Zoning,

Please consider this letter, application and documentation in my rezoning process. First, the building located at 208 Grand Ave. has never been a house, it was owned by Sunset Savings for 12 years, then by PISD for 12 years, and then I purchased it in 2002 and have owned it for 14 years and have run my insurance office out of it. During those 14 years, it has had 3 addresses: PISD had two addresses: 1251 and 1246 Grand Avenue, and then when the 911 folks changed the numbering I was mandated to change to 208 Grand Ave as stated in the letter in this packet signed by the Pflugerville Fire Marshall & Police Chief. When the road came thru, the ramp was still the one that the school had built as can be seen in photos 1, 5, and 7. Only after the NEW Ramp was put in was this survey performed with Frontage & Depth shown on site plan; hence, you can clearly see so the .538 AC shown on the Travis Cty website vs the .616 AC on these plans do not agree nor do I know discrepancy. But the old saying of not arguing with

photos needs to be stated here because it is plain to anyone viewing these photos that the ramp that I had constructed by a professional engineer was done AFTER the road was put in and after they had already taken my land, not before, consequently strongly believe that what Travis County shows is inaccurate and I will address that with them at the same time I address the commercial taxes I have been paying for the past 12 years while I have been classed as a FARM. This year alone, they have me paying commercial taxes to PISD at \$9,963 so that is a conversation I will be having with them. You can see in Photo # 8 the RAMP that I had done vs the photo of the School's which is #7 which are clearly side by side on the same page. The ramp I had done is also shown in photo #9, #10, and #11 and the end of it in #12.

As far as the landscaping, the trees were planted before me, I assume by PISD, I have just cared for them and they have flourished. I did put in the other flower beds, and I landscaped the front yard so it would look nice and not have to be watered. I used the big boulders to prevent cars from running into my building rather than the big post that some stores use that are ugly.

I do not know how this property was ever a farm or a single family house as this structure has never been either. It has always been a business of some type; I just ask that it be recognized as one so when I lease the property to a business I am not in any type of violation or jeopardy. I ask for the broadest possible zoning of NS.

Thank you,


Sharon A. Cobb

SURVEY: 0.538 ACRES OF LOT 40, BLOCK I SPRINGBROOK CENTRE PHASE A
 TCAD ID: 550121

