

September 29, 2014

Honorable Mayor Coleman
City of Pflugerville
201-B East Pecan Street
P.O. Box 589
Pflugerville, Texas 78691

Ref: Cambridge Heights Retail – Zoning Request Letter for 4.061 acres. Lot 40B, Block P.

Dear Mayor Coleman,

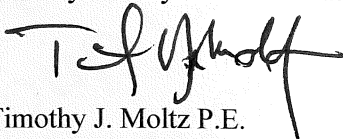
We respectfully request City Council approval for the rezoning of a portion of the Cambridge Heights Retail property from A (Agricultural/Conservation) to R (Retail) as requested in the attached documents. This property is located south of Pflugerville Parkway west of the future intersection of AW Grimes Boulevard and Pflugerville Parkway.

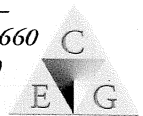
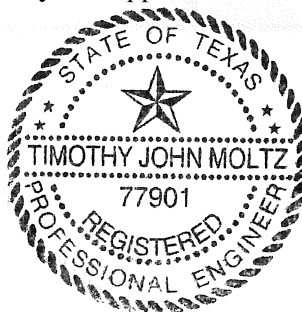
There are actually two tracts of land being submitted for rezoning, one tract to the north of Pflugerville Parkway is 8.673 acres and this tract to the south is 4.061 acres. Both properties are owned by Americo Financial Holdings, and are being submitted for rezoning at the same time so that the neighborhood surrounding this property will not have to attend two separate sets of hearings for those that wish to attend during the rezoning process.

Our Client has had several potential buyers look at the properties but does not have definitive use or site plans prepared at this time. We have met with City staff and upon their recommendation are requesting this zoning as shown. Our Client feels that leaving the property zoned Agricultural, provides no benefit to the property, but the Retail zoning district seems to be the most appropriate for different ideas that have been presented to them, by people interested in the property, and complies with the master planning that the city has used to date.

We would appreciate City Council and your support for this rezoning request.

Thank you for your consideration.


Timothy J. Moltz P.E.
Senior Project Manager



Zoning Application

Applicant

Name: TIMOTHY J. MOLTZ
Organization: CATALYST ENGINEERING GROUP
Mailing Address: 112 W. PECAN STREET
PFLUGERVILLE TX 78660
Phone Number: 512-944-6077
Email Address: tim@CATALYSTENGINEERINGGROUP.COM

Please check one:

Rezoning ☒

ALUR

Fax Number: N/A

Signature: T. J. Moltz

Property Description:

Name of Project: CAMBRIDGE HEIGHTS RETAIL
Street Address: 1301 W. PFLUGERVILLE PARKWAY (SOUTHSIDE)
Legal Description: LOT 40 B, BLOCK P, CAMBRIDGE HEIGHTS COMM. SUB.
(Field notes can be provided as an attachment.)
Dimensions of Lot: 4.061
Acreage
Watershed: GILKELAND CREEK WATERSHED
Parcel ID: (6 digits) _____ Rezoning From: AGR. To: RETAIL
Present Land Use: VACANT Proposed Land Use: RETAIL
Existing Building on Property? ___ Yes ☒ No S.F. of Building: _____
Is a portion of property located in: ___ CBD ___ SH 130 and SH 45 Corridor

To Be Completed By Staff:

Case Name: Cambridge Heights Retail
Lot 40 B, Block P Case Manager: ES
Date Received: 9-29-14 Received by: (DU)
PH Notice to Pflag: _____ PH Notice appears in Pflag: _____
P&Z Meeting Date: _____ City Council Meeting Date: _____
CC 2nd Reading: _____ (ALUR) Parks & Rec. Meeting Date: _____

Rezoning/ ALUR Application

Filing Fee: \$ 500.00 + \$15.00 Tech Fee = \$ 515.00

Submittal Requirements:

- ✓ 1. Completed application with all required contact information.
- ✓ 2. A typed letter addressed to the Commission and Council explaining the request.
- ✓ 3. A survey of the subject property with a full legal description.
- N/A 4. An ALUR, at a minimum, shall include plans and documentation that address the following:

a. <u>Land Use and Lot Sizes</u> <ol style="list-style-type: none"> i. Permitted/prohibited uses ii. Density iii. Minimum lot size and dimensions 	b. <u>Site Development</u> <ol style="list-style-type: none"> i. Parking with ratios ii. Access and circulation iii. Setbacks iv. Building height v. Impervious cover and maximum lot coverage vi. Architectural design
c. <u>Landscaping and Area</u> <ol style="list-style-type: none"> i. Trees and conservation (Tree Survey Required) ii. Minimum requirements and type 	d. <u>Public Improvements</u> <ol style="list-style-type: none"> i. Street layout and design ii. Utility service and infrastructure iii. Drainage iv. Hike and bike trails and public sidewalks v. Parkland and open space vi. Maintenance responsibilities and agreements

Zoning Fee Schedule

Rezoning (except for Alternate Land Use Regulation Districts)

5 acres or less	\$500.00
> 5 acres – 10 acres	\$1,000.00
> 10 acres	\$2,500.00

Rezoning to Alternate Land Use Regulation District (ALUR)

Minimum size waiver request	\$50.00
<50 acres	\$2,500.00
>50 acres	\$5,000.00
Amendment to existing ALUR	\$1,000.00

“Special District” (Corridor Zoning)/ Specific Use Permit

5 acres or less	\$750.00
> 5 acres – 10 acres	\$1,250.00
> 10 acres	\$2,500.00

Text Amendment Application

\$500.00

Appeals, Variance, or Special Exception to the Zoning Code

\$50.00 per request (\$300.00 minimum)

* Additional Technology Fee is \$15 per application

Fee Schedule effective as of January 1, 2013 (Resolution No. 1340-12-11-13-0109)

Consent of Owner

Project Name: CAMBRIDGE HEIGHTS RETAIL (4 AC.)

Property Owner Name: AMERICO FINANCIAL HOLDINGS LLC

Address: 2121 AKARD ST. STE 250

City: DALLAS State: TX Zip Code: 75201

Phone: 214-855-0550 x253 Fax: 214-855-0558

Email: CHARLEYPC@CILTD.COM
CHARLEYPC@CILTD.COM

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.

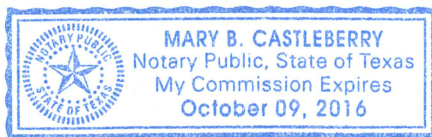
THE STATE OF Texas :

COUNTY OF Dallas :

KNOW ALL MEN BY THESE PRESENTS

Before me, Mary B. Castleberry, on this day personally appeared Charley Pettigrew, 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 25th day of September, 2014.




Notary Public's Signature

My Commission Expires: 10/9/16

Applicant's Affidavit

Project Name: CAMBRIDGE HEIGHTS RETAIL

I, TIMOTHY J. MOITZ, 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: 112 W. PECAN STREET

City: PFLUGERVILLE State: TEXAS Zip Code: 78660

Phone: 512-944-6072 Fax: N/A.

Signature: T J Moitz

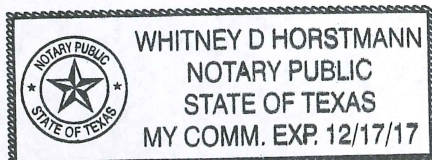
THE STATE OF TEXAS :

COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS

Before me, Whitney D. Horstmann on this day personally appeared TIMOTHY J. MOITZ, 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 24 day of SEPTEMBER, 2014.



Whitney D Horstmann
Notary Public's Signature

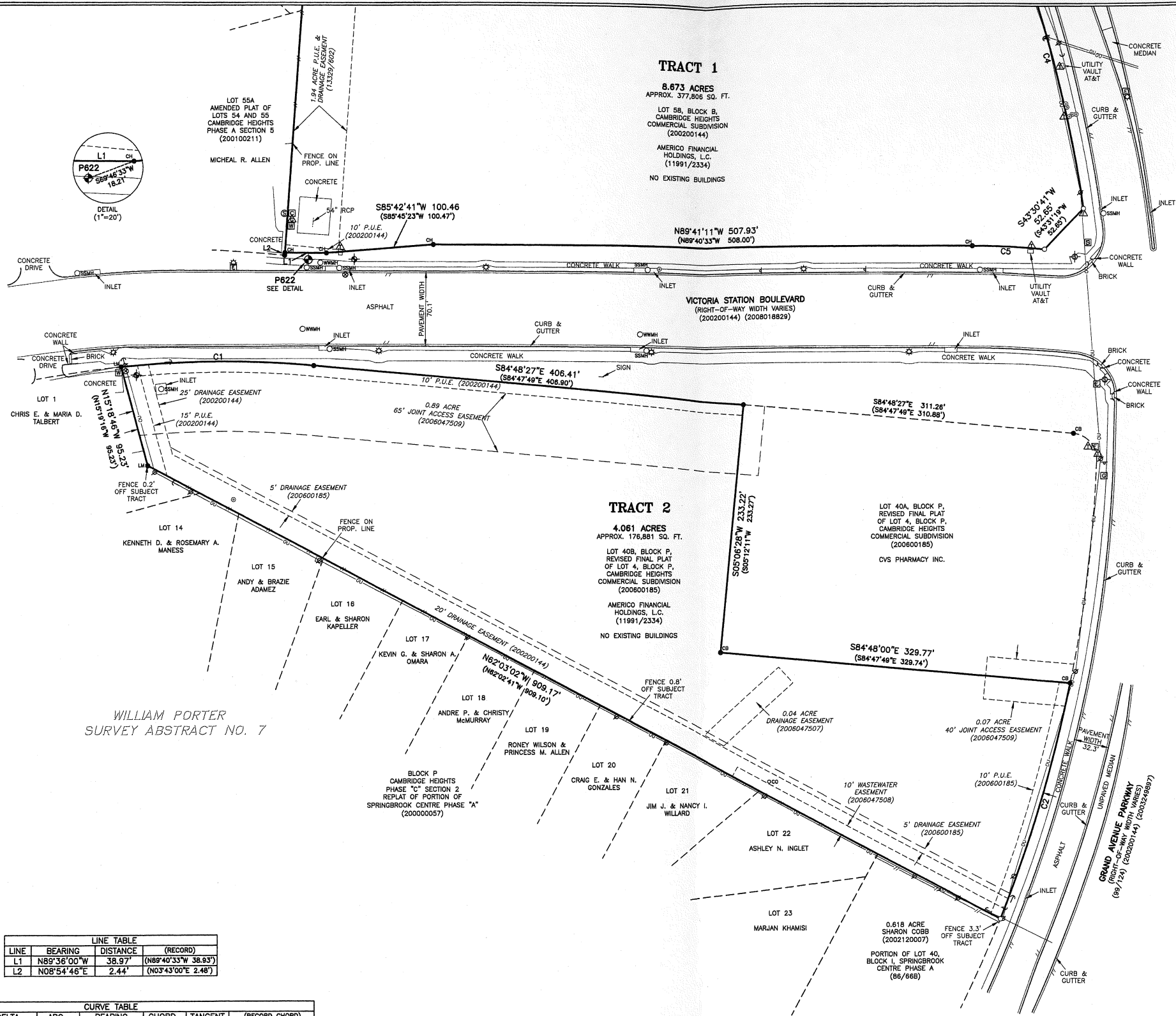
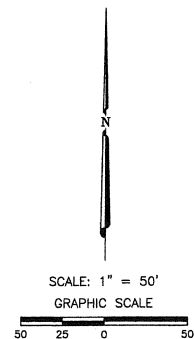
My Commission Expires: 12/17/2017

2014 Review Schedule Zoning Change Request*			
Filing Deadline (Monday)	P&Z Public Hearing (Monday)	CC Public Hearing & 1st Reading (Tuesdays)	City Council 2nd Reading (Tuesdays)
12/2/2013	1/6/2014	1/14/2014	1/28/2014
12/30/2013	2/3/2014	2/11/2014	2/25/2014
1/27/2014	3/3/2014	3/11/2014	3/25/2014
3/3/2014	4/7/2014	4/8/2014	4/22/2014
3/31/2014	5/5/2014	5/13/2014	5/27/2014
4/28/2014	6/2/2014	6/10/2014	6/24/2014
6/2/2014	7/7/2014	7/8/2014	7/22/2014
6/30/2014	8/4/2014	8/12/2014	8/26/2014
8/11/2014	9/15/2014	9/9/2014	9/23/2014
9/1/2014	10/6/2014	10/14/2014	10/28/2014
9/29/2014	11/3/2014	11/11/2014	11/25/2014
10/27/2014	12/1/2014	12/9/2014	12/23/2014
12/1/2014	1/5/2015	1/13/2015	1/27/2015
12/29/2014	2/2/2015	2/10/2015	2/24/2015

Completed applications must be submitted by 12:00 Noon on the submittal deadline date. All applications received prior to this date, but after the previous deadline date, shall use this as the date of official submittal. If the filing deadline falls on a holiday, the application must be turned in by Noon on the Friday before the holiday.

The dates highlighted in gray are holidays that City offices will be closed.

* This schedule does not apply to requests for Alternative Land Use Regulations/Planned Unit Developments (ALUR/PUD). That schedule is determined by the case manager based on the complexity of the request.



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N89°36'00"W	38.97	(N89°40'33"W 38.83')
L2	N08°54'46"E	2.44	(N03°43'00"E 2.48')

CURVE TABLE							
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	TANGENT	(RECORD CHORD)
C1	940.00'	11°00'51"	180.70'	N89°42'03"E	180.42'	90.63'	(N89°40'08"E 180.30')
C2	1290.32'	10°11'31"	229.53'	S16°21'07"W	229.22'	115.07'	(S16°21'24"W 229.22')
C3	465.00'	21°20'32"	173.21'	N05°25'54"E	172.21'	87.62'	(N05°24'43"E 171.87')
C4	1291.00'	12°49'36"	289.03'	S14°55'45"E	288.42'	145.12'	
C5	723.55'	5°20'50"	67.53'	N87°00'46"W	67.50'	33.79'	(N87°00'09"W 67.50')

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "CHAPARRAL" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
○	1/2" REBAR WITH "LANDMARK" CAP FOUND
○	1/2" REBAR WITH "CARTER-BURGESS" CAP FOUND
△	MAG NAIL WITH "CHAPARRAL" WASHER SET
⊕	CONTROL POINT
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	SPRINKLER CONTROL VALVE
⊕	PVC PIPE
⊕	UTILITY POLE
⊕	GUY WIRE
—○—	OVERHEAD UTILITIES
⊕	ELECTRIC UTILITY
⊕	LIGHT POLE
⊕	TRAFFIC SIGNAL POLE
⊕	SIGNAL BOX
△	UNDERGROUND TELEPHONE MARKER
⊕	GAS UTILITY
△	UNDERGROUND GAS MARKER
○	CLEANOUT
⊕	WASTEWATER MANHOLE
⊕	STORMSEWER MANHOLE
⊕	CABLE TV RISER
⊕	SIGN
—	EDGE OF PAVEMENT
—	WOOD FENCE
P.U.E.	PUBLIC UTILITY EASEMENT
()	RECORD INFORMATION

FLOOD-PLAIN NOTE:

The tract shown hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), as identified by the Federal Emergency Management Agency, National Flood Insurance Program, as shown on map no. 48453C0260H, dated September 26, 2008, for Travis County, Texas and incorporated areas. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

GENERAL SURVEY NOTES:

PROPERTY ADDRESS: 1300 West Pflugerville Parkway and 114 Grand Avenue Parkway, Pflugerville, Texas 78664

ATTACHMENTS: None

SURVEYOR'S CERTIFICATE:

CERTIFIED TO:

Americo Financial Holdings, L.C.
Heritage Title Company of Austin, Inc.
First American Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7a, 7b1, 8, 9, 11a, 13 & 14 of Table A thereof.

The field work was completed on April 9, 2013.

Eric J. Dannheim Date
Registered Professional Land Surveyor
State of Texas No. 6075
eric@chapsurvey.com



Eric J. Dannheim
R.P.L.S. No. 6075

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.:
351-003
DRAWING NO.:
351-003-BASE
PLOT DATE:
04/10/13
PLOT SCALE:
1" = 50'
DRAWN BY:
JDB
SHEET
02 OF 02