

Planning & Zoning:	May 4, 2020	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
City Council:	May 26, 2020	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ2003-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 5,400 sq. ft. lot locally addressed as 306 N. First St., from Single Family Suburban (SF-S) to Office (O) district; to be known as 306 N. First St Rezoning. (REZ2003-01)

LOCATION:

The property is located at 306 N. First St, which is along the west side of First St, between Walnut St and Wilbarger St, along the western edge of the Downtown District Overlay.

SITE ANALYSIS:

The property is an approximate 5,400 sq. ft., internal lot with an existing single family house, driveway, fenced rear yard, and detached shed. Access to the property is from N. First St. The property is surrounded to the north, south, and west by existing single family homes. An open, vegetated drainage structure is located further to the west. To the east is N. First St, followed by an existing single family home and two unimproved lots. In total, five existing houses take direct access from N. First St.



BACKGROUND:

The subject property is part of the original Lot 4, Block 10 Pflugerville subdivision, which was recorded in 1904 and established the initial layout of the town. Under the original plat, the subject property was part of a four lot block located south of Wilbarger St., east of Second St., west of First St., and north of Walnut St. The original four lot block included a 20' alley which stretched north and south between Wilbarger St. and Walnut St. Today the alley consists of an open drainage channel.

Based on historical zoning maps it appears the subject lot configuration may have occurred in the early 1990s. Today, if a residential lot was to be divided, it would require review through the subdivision process and compliance with all Unified Development Code (UDC) standards. The existing house was built in 2005.

SURROUNDING LAND USE:

The subject property and surrounding properties are within the Downtown District Overlay (DD). Properties within the DD have a base zoning district, but are also subject to specific requirements associated with the overlay. In general, the base zoning district identifies the land uses that can be permitted on each property and the overlay establishes additional restrictions on use and design requirements specific to the downtown area. The table below identifies the base zoning districts and existing uses for properties surrounding 306 N. First St.

Adjacent	Base Zoning District	Existing Land Use
North	Single Family Suburban (SF-S)	Single family, not owner occupied
South	Single Family Suburban (SF-S)	Single family, owner occupied
East	Retail (R)	Single family, not owner occupied
West	Single Family Suburban (SF-S)	Single family, unknown if owner occupied



ZONING HISTORY:

The property was part of the original tract of land that became the city limits when Pflugerville incorporated in 1965 (ORD No. 1-65-09-20). The property became zoned "Residential" with the first

zoning ordinance in 1974 (ORD No. 55-7-15-74). Through time, the nomenclature of the districts has changed however the zoning has always remained for a single-family use.

In 2004, the Central Business District Overlay was created as Chapter 155, Subchapter B (Ordinance No. 735-04-01-27) and was applied as an overlay to the subject site and neighboring properties. The base zoning of SF-S determines the allowable land uses, while the overlay establishes design requirements for when properties are further developed. In 2015, the Central Business District Overlay nomenclature changed to Downtown District (DD). The property has retained the Single Family Suburban (SF-S) base zoning district with Downtown District (DD) to date.

PROPOSED REQUEST:

The applicant has proposed to rezone the property from Single Family Suburban (SF-S) to Office (O) district for purposes of establishing a small professional office at the location. According to the definition in the Unified Development Code, the Office (O) district is established to create a flexible district for low intensity office and professional uses (less than 10,000 square feet of floor area). The district can be used as a transition district between more intense uses and residential uses. Permitted uses should be compatible with adjacent residential areas by limiting heights to one story (for new structures) and utilizing buffers and landscape requirements.

The Office District Uses are provided below:

- **Permitted residential uses:** No permitted residential uses
- **Permitted non-residential uses:** Civic Center, Dry Cleaning Minor, Financial Institution, Government Facilities, Massage Therapy (Licensed), Museum/Art Gallery, Office: Administrative (Medical or Professional), Park or Playground, Place of Worship, Retail Sales and Services, School: Private or Parochial.
- **Conditional uses:** Restaurant, Utilities.

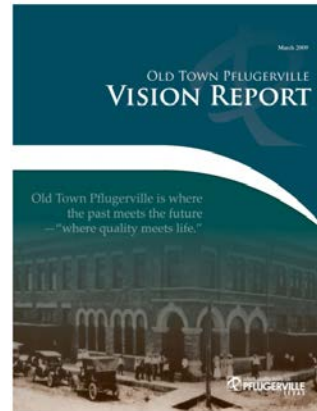
COMPREHENSIVE PLAN and DOWNTOWN VISION:

The Preferred Land Use Vision plan identifies the downtown area with low to medium density residential, mixed use and a neighborhood center. According to the plan, neighborhood centers can include churches, public facilities or commercial buildings. Retail and offices in a neighborhood center provide goods and services to the immediate area and have a market catchment area of a two to three-mile radius. The Land Use and Development Character chapter identifies an action item in Goal 2 which states: "Provide new and infill development to accommodate basic retail services within walking distance of residential areas."



Referenced in the Comprehensive Plan, the Downtown Vision plan identified 10 desired characteristics for how Old Town should be:

- Vibrant
- Accessible
- Have a civic presence
- Walkable
- Have a residential component
- A gathering place
- Green
- Have a distinct image and draw
- Attractive for business
- Maintain historic features



STAFF RECOMMENDATION:

The subject property along with the other properties on N. First Street are within the Downtown District (DD) Overlay. The east side of N. First Street between Walnut and Wilbarger Streets are zoned Retail (R) district, which allows for a variety of land uses including office, retail, restaurants, townhomes, and other land uses. Along the west side of N. First Street is zoned Single Family Suburban (SF-S), which only allows detached single family residences. The division between the two districts is N. First Street.

While the existing boundary of the Downtown District Overlay does not identify a current transitional zone today, the west side of N. First St. has been discussed over the years with representatives of the neighborhood as becoming a potential transitional area between the commercial zoned properties to the east and the remaining neighborhood to the west. According to TCAD, the existing single family homes along N. First St between Walnut and Wilbarger Streets are predominantly renter occupied, and the natural drainage swale to the west provides a natural physical separation between the rest of the neighborhood.

As evidenced by recent rezoning cases at 105 S. Third St. and 204 N. First St, the downtown area is receiving some growth pressure for additional small office space in existing structures. The recent cases contain similar geographic characteristics as they are located adjacent to existing single family residences, are in close proximity to more intense commercial corridors, and contained existing single family structures. As the downtown continues to evolve, it can be anticipated that additional office space will want to locate near other office space and near more intense commercial corridors.

The proposed Office (O) zoning district is the least intensive non-residential zoning district in the Unified Development Code, and is intended to be used in areas transitioning from more intense land uses to less intense land uses. In this case, the proposed Office (O) district will create a transition from the more intense Retail (R) zoned properties along the east side of First Street to the single family neighborhood further to the west. A professional office land use in this area can be anticipated to have minimal impact to existing residents due to the day time hours of operation and

STAFF REPORT

professional maintenance of the property. If approved, the subject property is anticipated to be used as a small insurance office.

The proposed request to Office (O) is generally supported by the Comprehensive Plan through the mixed use and neighborhood center concept reflected for downtown, as well as the Downtown Vision Plan which encourages walkability to services, being attractive for businesses, and maintaining historic features like the residential structure. If the proposed zoning is approved, site design requirements established by the Downtown District Overlay and a building permit will be required for any renovations. Staff recommends approval of the rezoning of the base district from Single Family Suburban (SF-S) district to Office (O) district while retaining the Downtown District Overlay (DD).

NOTIFICATION:

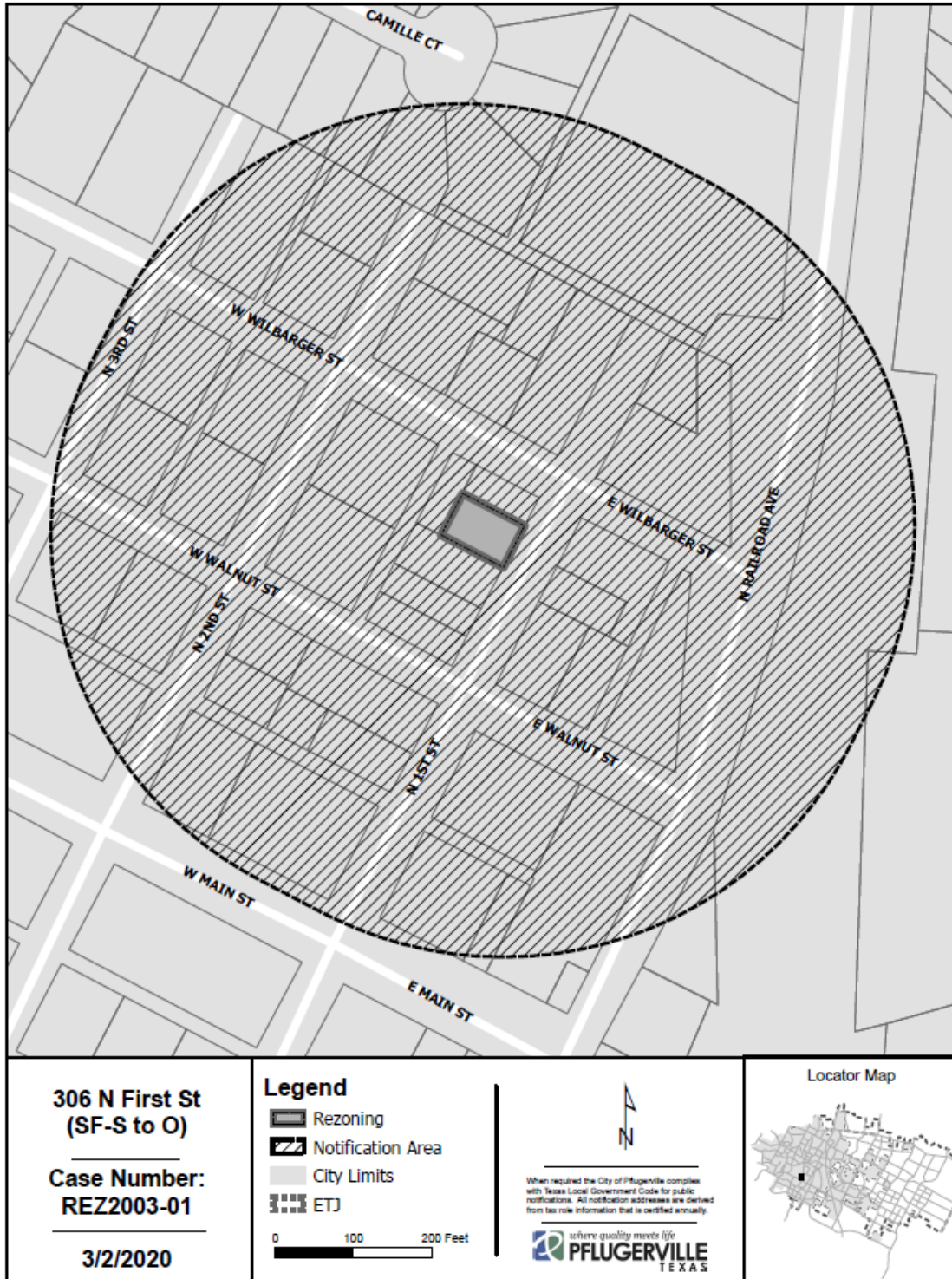
Newspaper Notification was published, notification letters were mailed to property owners within 500 feet of the property, and a sign was posted on the property. No inquiries were received.

ATTACHMENTS:

- Notification Map
- Zoning Map
- Plat
- Subject Site Photos
- Applicant Request

STAFF REPORT

NOTIFICATION MAP



ZONING MAP



SITE PHOTOS:



Subject Property and house to north



South: House and adjacent vacant lot



East: House and vacant lots zoned Retail



West: House and drainage channel/alley

APPLICANT REQUEST:

Mayor Gonzales and Pflugerville City Council
Planning and Zoning Commission

Mayor Gonzales, Council and Commissioners,

I am requesting that you approve a rezoning of 306 N. First St Pflugerville TX from SFS to the "Office" zoning designation. This address is located within both the Central Business District and the proposed boundaries of the TIRZ that is currently under consideration.

If the zoning change is approved, I will relocate my State Farm Insurance Agency from its current location at 203 West Main in downtown Pflugerville. It is my opinion that the "Office" Zoning designation is the proper zoning for this lot as it is located directly across the street from a "Retail" zone. The "Office" designation will also provide the least intensive commercial use available, while creating a buffer to the single family residences in the rest of Old Town Pflugerville.

I have owned an insurance agency in Pflugerville for over 20 years and have been located in downtown Pflugerville since 2012. My office consist of myself and three team members. Each of use drive to work and park at our current office. I normally have anywhere from six to ten customers a day visit my physical location. Those visits typically last from five minutes to an hour and a half. I have discussed this request with Planning Director Emily Barron and are actively looking at the requirements for parking, signage and handicapped accessibility.

Please let me know if you have any questions or concerns.

Sincerely,



Jeff Coleman

c.512-627-8516 / o.512-251-5331

ColeclanLLC@gmail.com

SURVEY:

FIELD NOTES FOR
PART OF LOT 4, BLOCK "10"
TOWN OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A TRACT OF LAND BEING PART OF LOT 4, BLOCK "10", TOWN OF PFLUGERVILLE, A SUBDIVISION RECORDED IN BOOK 2, PAGE 156 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT TRACT OF LAND CONVEYED TO BRD HOLDINGS, LTD. BY DEED RECORDED IN DOCUMENT No. 2005047580 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the westerly right-of-way line of North First Street, at the southeast corner of a tract of land conveyed to Joe and Esther H. Castillo by deed recorded in Volume 13148, Page 1864 of the Real Property Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, along the westerly right-of-way line of North First Street, S 30°00'00"W, a distance of 60.19 FEET to a ½" iron rod with a cap stamped "SNS" found at the northeast corner of a tract of land conveyed to Keith Gray by deed recorded in Document No. 2004183084 of the Official Public Records of Travis County, Texas, for the southeast corner of the tract herein described;

THENCE, departing the westerly right-of-way line of North First Street and crossing into Lot 4 with the common line of said Gray tract and the tract herein described, N 59°25'04"W, a distance of 90.00 FEET to a ½" iron rod found at the southeast corner of a tract of land owned by Lucine Isaac and Helen Fair according to the Travis Central Appraisal District, for the southwest corner of the tract herein described;

THENCE, departing the northerly line of said Gray tract and along the common line of said Isaac and Fair tract and the tract herein described, N 30°26'32"E, a distance of 60.32 FEET to a ½" iron rod found at the southwest corner of the aforementioned Castillo tract, for the northwest corner of the tract herein described;

THENCE, departing the easterly line of said Isaac and Fair tract and along the common line of said Castillo tract and the tract herein described, S 59°20'02"E, a distance of 89.53 FEET to the **POINT OF BEGINNING**.

See SNS Engineering "Plat of Survey" No. 051119, page 2 of 2 attached hereto and made a part hereof.



Mary P. Hawkins
Registered Professional Land Surveyor No. 4433
State of Texas



