

**STAFF REPORT**

<b>Planning and Zoning:</b>	10/7/2024	<b>Staff Contact:</b>	Jeremy Frazzell, Principal Planner
<b>Agenda Item:</b>	2024-0848	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	SP2023-000258	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Discuss and consider a Site Development Waiver from Subchapter 10.4.6 and 11.16, to exceed the required parking over the 20 percent permitted, for an approximate 1.88-acre tract of land out of the Picadilly Estates Replat Lot 3 Block A, specifically located at 428 Grand Avenue Parkway, to be known as the Knox Site Development Waiver (SP2023-000258).

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**LOCATION:**

The subject property is generally located south of Picadilly Drive and west of Grand Avenue Parkway, locally addressed as 428 Grand Avenue Parkway.

**ZONING:**

The subject property is zoned Retail (R).

**BACKGROUND:**

The property was annexed into the City of Pflugerville in December 2007 and was subsequently zoned Agriculture/Conservation (A). In 2009, the subject parcel was rezoned to Retail (R) through Ordinance 996-09-04-14. The property is platted as part of the Picadilly Estates Subdivision.

**OVERVIEW OF REQUEST:**

The applicant is actively pursuing a site plan to construct an approximate 4,022 square foot office, for a professional cleaning service. Based on square footage of the office, a minimum of 16 parking spaces will be required per the Unified Development Code (UDC). The applicant has provided 19 spaces to meet minimum UDC requirements including accessible parking and has a need for an additional 80 parking spaces to accommodate employee parking and a fleet of company passenger vehicles that will be used daily. The additional parking will enable employees to arrive and park on-site independent of the company vehicle parking and without occupying all on-site parking intended for the office use. In total, 99 parking spaces are proposed on-site.

Per the Unified Development Code 10.4.6 A. B., if parking exceeds 110% of the required parking, landscaping area equivalent to 25% of the parcel's impervious cover must be provided unless an alternative landscaping plan is approved per Subchapter 11. When the parking requirement is exceeded by 20% or more, a waiver must be approved by the Planning and Zoning Commission, per Table 11.16 to allow for the additional parking. The applicant has proposed a waiver to allow for the additional parking.

**SITE DEVELOPMENT WAIVER REQUEST:**

The applicant is requesting a site development waiver to allow for the increased amount of parking on-site to accommodate the proposed business operation. The applicant has provided an example of their current operation in another community where additional on-site parking was not provided, resulting in

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parking along the public street which has not been ideal for the community or the business. The applicant investigated the opportunity for shared parking since the proposed office is within an overall office and retail development. The hours of operation are consistent with the peak daytime office hours of the other businesses, which limits an opportunity for shared parking without interfering with the other businesses required parking. The proposed increase in parking will ensure the business needs are met on-site without a negative impact on the overall development.

### **STAFF RECOMMENDATION:**

The applicant has provided the additional landscape area required by the Unified Development Code and provided an alternative landscape plan to accommodate for all the required landscape plantings. The additional parking area for the company vehicles is located behind the proposed office and an additional screening wall is proposed to limit the company vehicles from being prominently displayed within the development or visible from the nearby public streets. The additional screening will also ensure if company vehicles adjust with the office use, the additional parking area remains predominantly screened from view.

In this case, the additional parking is not intended to unnecessarily overpark the site, but to accommodate for the office operation and will alleviate potential conflicts with the office and retail uses within the overall development. While over parking is not encouraged, in this case the intent of the additional parking spaces will ensure the business operations are contained on-site. The additional landscape area with associated equivalent plantings will be provided using the allowable provisions in the UDC to ensure compliance with the landscaping requirements. Staff recommends approval to allow for the additional parking spaces.

### **ATTACHMENTS:**

1. Location Map
2. Letter of Request
3. Draft Site Plan – Select Sheets

## An aerial photograph of a residential neighborhood. A rectangular lot is highlighted with a blue border. The lot is currently vacant, showing bare earth and some sparse vegetation. Surrounding the lot are various residential properties, including houses with swimming pools and larger commercial-style buildings. Streets labeled include 'Pleasilly Dr' and 'Grand Avenue Pkwy'. Numerous lot numbers are visible throughout the map, such as 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982,



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