

Planning & Zoning:	9/19/2016	Staff Contact:	Jeremy Frazzell, Senior Planner
City Council:	10/11/2016	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1608-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 3.218 acres out of the John Van Winkle Survey No. 70, Abstract No. 877, located generally northwest of the W. Pflugerville Pkwy and Picadilly Dr. intersection, from Agriculture/Conservation (A) to Neighborhood Services (NS) district; to be known as the Islamic Center of Pflugerville Rezoning. (REZ1608-01)

LOCATION: The property is located along the north side of W. Pflugerville Pkwy, generally northwest of the Picadilly Dr. and W. Pflugerville Pkwy intersection.

SITE ANALYSIS:

The proposed site consists of approximately 3.218 acres of land that fronts W. Pflugerville Pkwy, and is tucked in between the Springbrook and Springbrook Glen single family neighborhoods. Across W. Pflugerville Pkwy is the Picadilly Ridge single family neighborhood. A flag shaped tract to the immediate north and east is owned by the Pflugerville Independent School District and used as the Pflugerville High School agricultural barn facility. Travis County Emergency Services District No. 2 Station 4 is located southeast of the property. Existing improvements on the property include an existing gravel driveway, a metal building near the middle of the property, and overhead electric lines along the south and west property lines. Access to the property is from an existing driveway off of W. Pflugerville Pkwy.

ZONING and LAND USE HISTORY:

The Springbrook and Springbrook Glen subdivisions were annexed in 1997 (ORD No. 478-97-12-23) and the subject property was annexed in 1999 (ORD 549-99-06-08). As was customary at that time, annexed property was zoned to the current Agriculture/Conservation (A) zoning district and has remained as such to date. The single family neighborhoods to the south, east, and west are zoned Single Family Suburban (SF-S), while the adjacent agricultural barn facility and fire station are zoned Agriculture/Conservation (A). Larger unimproved tracts along W. Pflugerville Pkwy in this part of the city, are predominantly zoned Retail (R).

PROPOSED REQUEST:

The existing Agriculture/Conservation (A) zoning district will currently permit the anticipated place of worship by right. The proposed rezoning request to the Neighborhood Services (NS) district is intended to allow the property to be developed in the future with retail and office uses that are 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, which is consistent with the surrounding land uses. Fronting onto an arterial roadway and within close proximity to the Grand Ave. Pkwy intersections with W. Pflugerville Pkwy, land uses that provide immediate services to the surrounding neighborhoods exist, and can be further expected along W. Pflugerville Pkwy. 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 offer flexibility to allow the property to be developed with non-residential land uses, while remaining compatible with neighboring residential property. The proposed request is generally in conformance with the Comprehensive Plan and Staff recommends approval.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On September 19, 2016, the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 6-1.

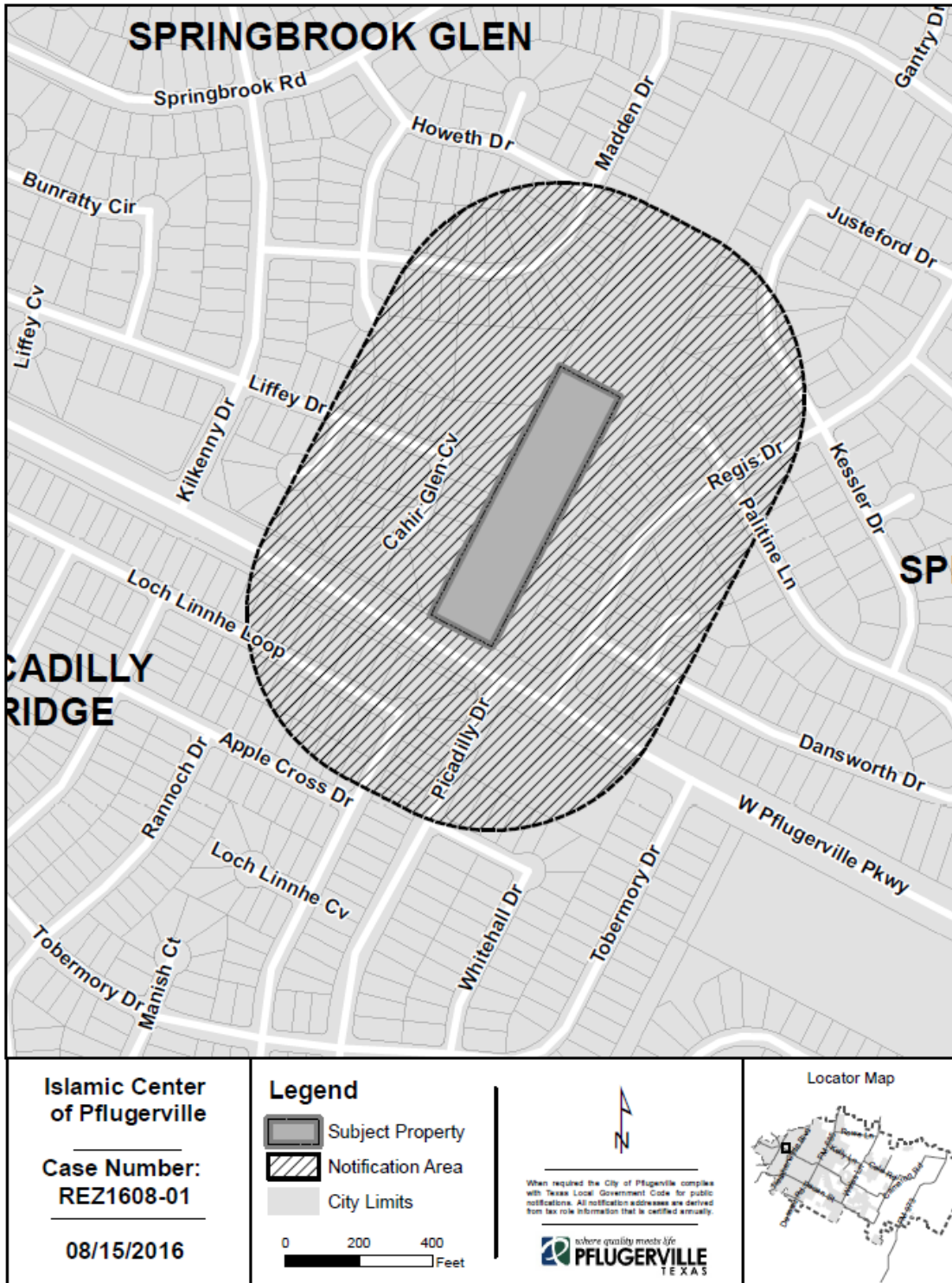
NOTIFICATION:

Newspaper Notification was published on September 7, 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. Several inquiries from the neighborhood were received with no stated objections to the proposed rezoning request, at the time of this report.

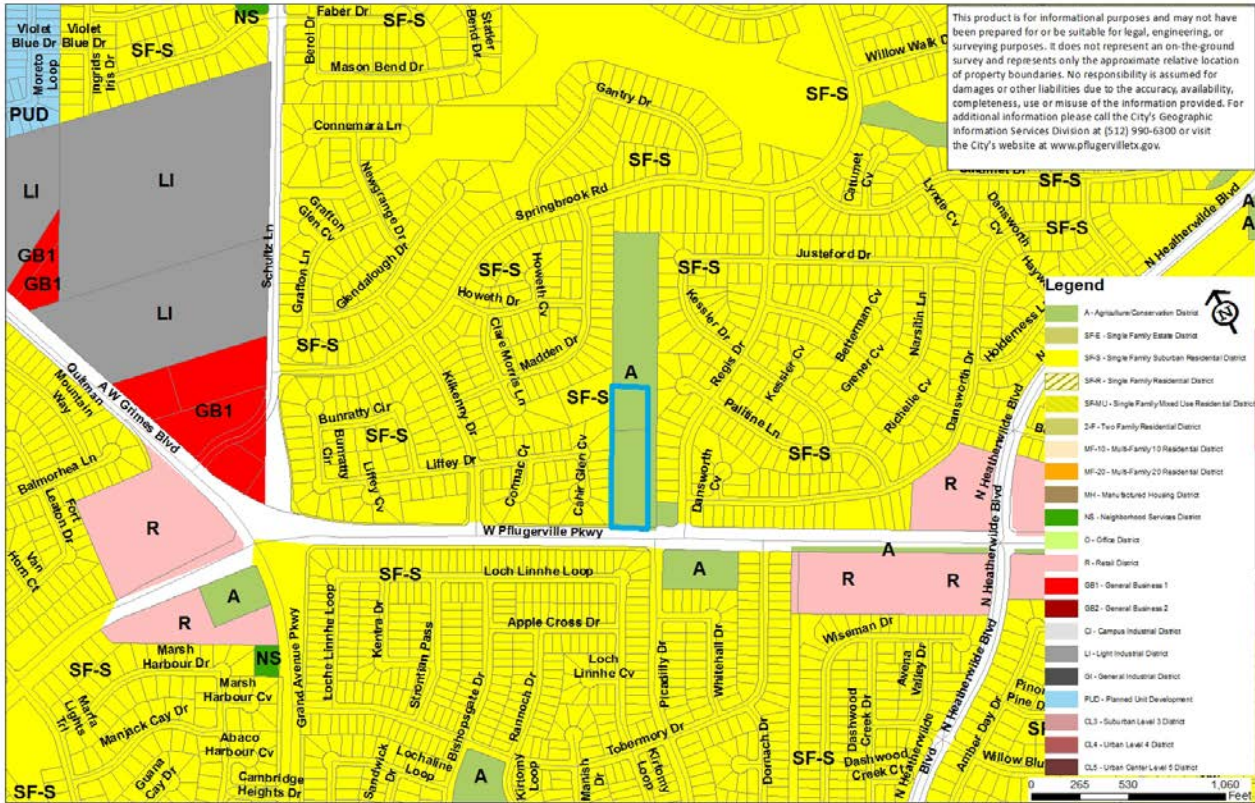
ATTACHMENTS:

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

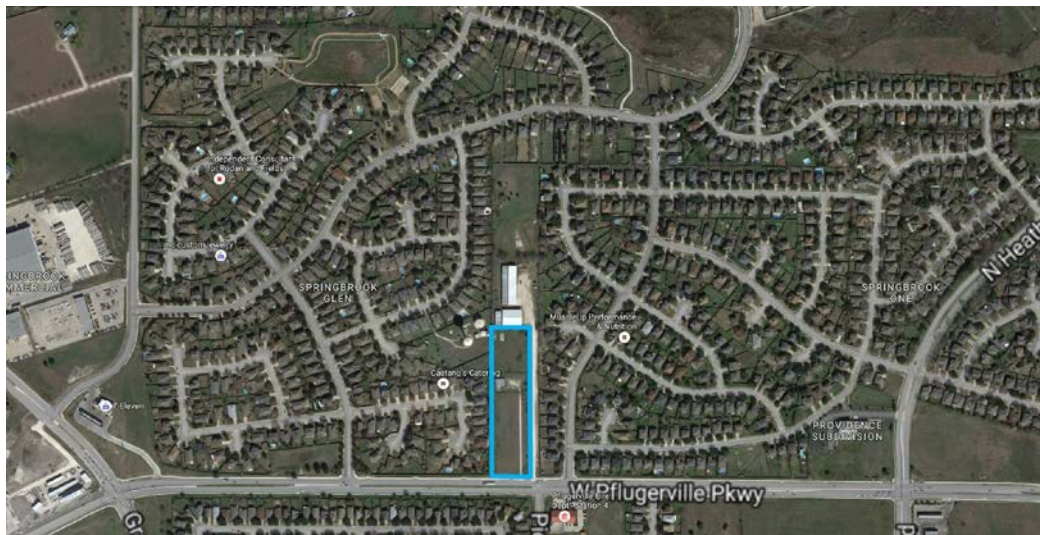
NOTIFICATION MAP



ZONING MAP



SITE PHOTOS:



APPLICANT REQUEST:

REQUEST TO CHANGE ZONING
CLASSIFICATION OF A PROPERTY

DATE: July 21, 2016
NAME OF PROPERTY OWNER: Faheem Altaf
ADDRESS OF PROPERTY OWNER: 920 West Pflugerville Parkway, Pflugerville, TX-78664
916 East Pflugerville Loop, Pflugerville, TX-78660

CONTACT PERSON: Faheem Altaf
LEGAL DESCRIPTION OF THE PROPERTY: 3.218 Acre Land (2.218 & 1.00)

Dear Planning and Zoning,

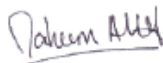
The current zoning of the property described above is Agriculture (A). We would like to request zoning to change to: Neighborhood Services (NS). I have enclosed a zoning application along with an appropriate check amount.

We are planning to have a selection of services from amongst retail services, Organic whole food store, retail meat market, day care, medical or dental clinic, administrative offices and places of worship. All these are allowed under the unified development code as published on the City of Pflugerville website(<http://www.pflugervilletx.gov/DocumentCenter/View/14344>), under the Neighborhood Services (NS) classification.

There is an old building structure (~800 sqft) currently located on the property and we plan on dismantling the structure in environmental friendly manner.

If you have any questions regarding this request, please do not hesitate to reach out at faheem_alfat@hotmail.com

Sincerely,



Faheem Altaf

8.12.16
Date

