



# City of Pflugerville

## Legislation Text

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**File #:** 2020-8729, **Version:** 1

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To receive public comment and consider variances at 502 S. 6th Street, a single family lot zoned Single Family Suburban District (SF-S). The Variance requests include reductions in the minimum side street setbacks as stated in Subchapter 4.2.4 A General Regulations Table and 4.6.2.B.2 accessory buildings size standards, of the Unified Development Code to be known as the 502 S 6th Street Variance. (BOA2009-01)

The Applicant has proposed one variance to allow for a reduction in the minimum side street setbacks per Subchapter 4.2.4 from fifteen (15) feet to one (1) foot along the southern boundary of the property fronting W. Walter Avenue. The applicant has also proposed a variance to allow for an increase to the accessory building size per Subchapter 4.6.2.B.2 that states an accessory building may not exceed 25% of the gross floor area of the first floor of the primary structure. The structure is proposed to be 1,762 square feet whereas the maximum permitted size per the Unified Development Code is 726 square feet. The house and existing garage were originally constructed in 1996 to meet the site development standards of that time. The property was platted in 1992 as part of a two-lot subdivision, the only two lots that front onto S 6th Street on this block. The location of the existing structures preclude the applicant from installing the accessory building at the setbacks and the intent is to cover an RV that requires a larger than allowed structure.

The proposed Variance will not impact the public health, safety or welfare of the citizens of Pflugerville. The proposed accessory structure will meet the minimum required standards for an accessory building apart from the street side setback standard and the accessory structure building size standard. The single-family use of the property is compatible with the surrounding residential properties and Future Land Use Map. The property was platted prior to the surrounding subdivision which has created a unique street layout for the area. The property was developed to meet the standards in place in 1996, which did not contain the current acceptable building setback requirements. The property owner has demonstrated an effort to meet the Unified Development Code standards, prior to applying for a variance. Due to the proximity to the right of way and the further negative impact to the view corridor, as well as the size of the structure, Staff recommends denial.

Emily Draughon, Planner II