

# Pflugerville Planning and Zoning Commission

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## AGENDA REPORT

<b>Planning and Zoning:</b>	3/2/2015	<b>Staff Contact:</b>	Erin Sellers
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<b>City Council:</b>	4/14/2015	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider a Specific Use Permit application for a proposed Light Industrial Use on Lot 3A and Lot 3B, of the Replat of Lot 3 of the Renewable Energy Park Subdivision, located in Pflugerville, TX, to be known as the Cortec Precision Sheet Metal Specific Use Permit (SD1502-01).

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### PROJECT DESCRIPTION:

Richard Corrales, on behalf of Cortec Precision Metal, has requested a specific use permit (SUP), process previously known as a special district, in the Corridor Urban Center Level 5 (CL5) zoning district to allow for a light industrial land use on lots 3A and 3B within the subdivision.

Background: A portion of the subject property is currently governed by the EIEIO Special District approved in December 2012 for a light industrial use. However, since the proposed specific use permit incorporates additional acreage and a different site layout and building elevations, this application is being presented as a separate application and a repeal of the previously approved EIEIO Special District.

Land Use: Per the Unified Development Code, a light industrial land use is defined as *“a use engaged in the manufacture of finished products or parts predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.”*

A main portion of the building is anticipated to be occupied by a sheet metal company specializing in metal assembly and fabrication, with the remaining portion of industrial flex space. As a condition, staff recommends the proposed development be in accordance with the development standards recently adopted through the UDC amendments, Ordinance No. 1203-15-02-24.

Architectural: One tilt wall industrial flex space building, totaling approximately 120,000 square feet in gross floor area, is proposed to be constructed on two lots. The primary facades are oriented to front the public rights-of-way of Helios Way and Impact Way. The visibility of the loading docks from Impact Way will be mitigated through a combination of screening walls and landscaping in accordance with the UDC.

### Site Layout and Design:

Parking, site lighting, landscaping and other miscellaneous elements of site design will be reviewed by staff through the standard site development review process and shall adhere to the Unified Development Code requirements. A general site layout for illustrative purposes is provided below.

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**LAND USE COMPATIBILITY:**

The proposed light industrial development of the subject lots is comparable and compatible with the neighboring light industrial flex space to the east and the FedEx distribution warehouse to the south.

**LAND USE GOALS PER THE COMPREHENSIVE PLAN:**

- Action Item 3.1.1 of the Comprehensive Plan states “Evaluate existing zoning to ensure sufficient land supply for office retail, and industrial use to meet projected 2030 population projections and regional market demands.”
- Action 3.1.2: Continue to work with PCDC to maintain an inventory of parcels suitable for office, retail, and industrial uses that are located in designated centers in the Preferred Land Use Vision Map.
- Action 3.1.3: Continue to work with PCDC to leverage incentives to attract additional office, retail, and industrial development.

**STAFF RECOMMENDATION:**

Generally in accordance with the Preferred Land Use Vision Plan and the goals of the Comprehensive Plan, staff recommends approval of the specific use permit application with the following conditions of approval.

Item	Condition	Purpose
1	In accordance with the Unified Development Code Ordinance No. 1203-15-02-24, as amended.	Consistency with current standards.

**NOTIFICATION:**

Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property prior to February 18, 2015 and a public notice appeared in the Pflugerville Pflag newspaper on February 18, 2015.

**ATTACHMENTS:**

- Notification Map
- Preferred Land Use Plan
- Aerial Map
- General Site Layout
- Ordinance (as a separate attachment)
- Letter from the Applicant (as a separate attachment)

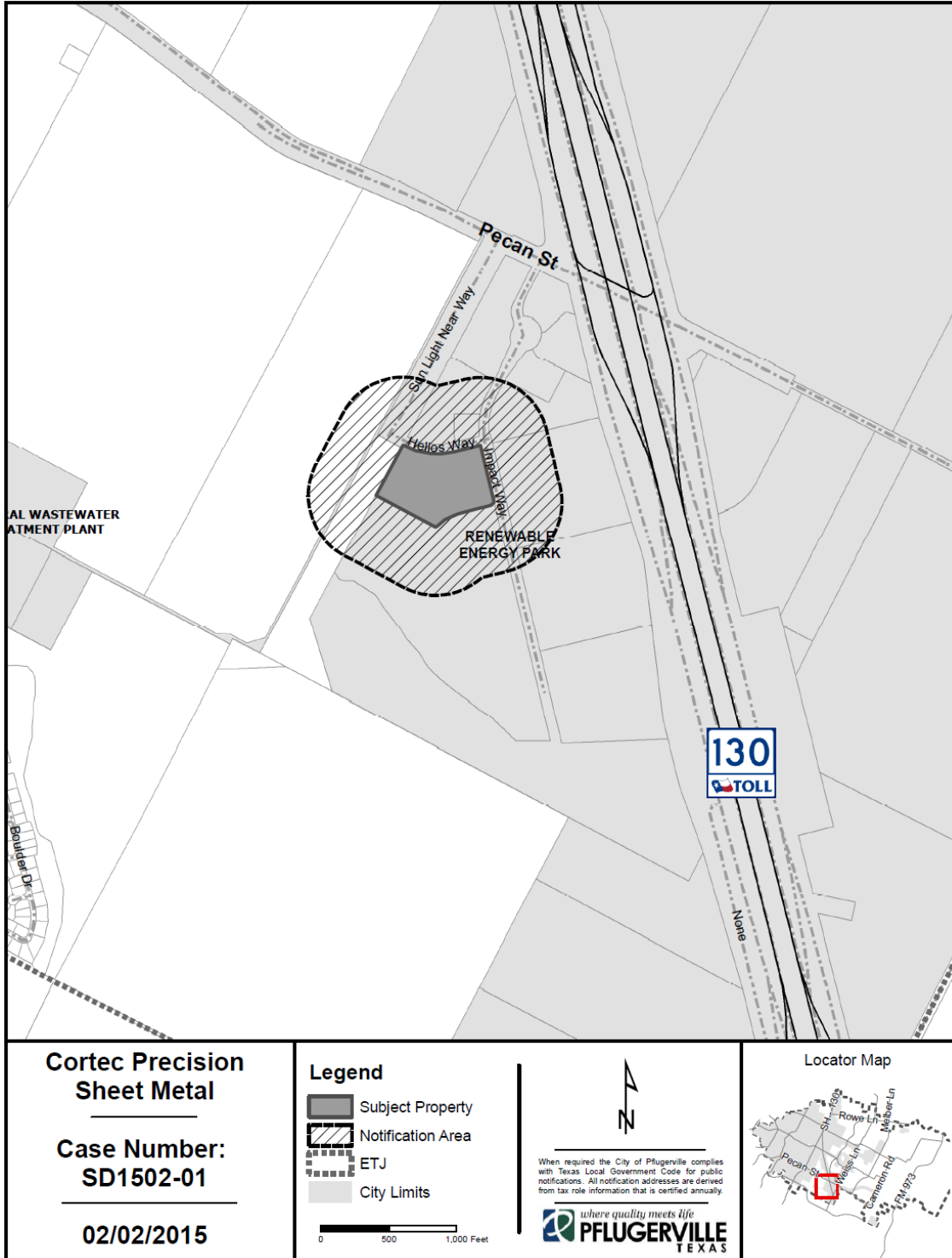


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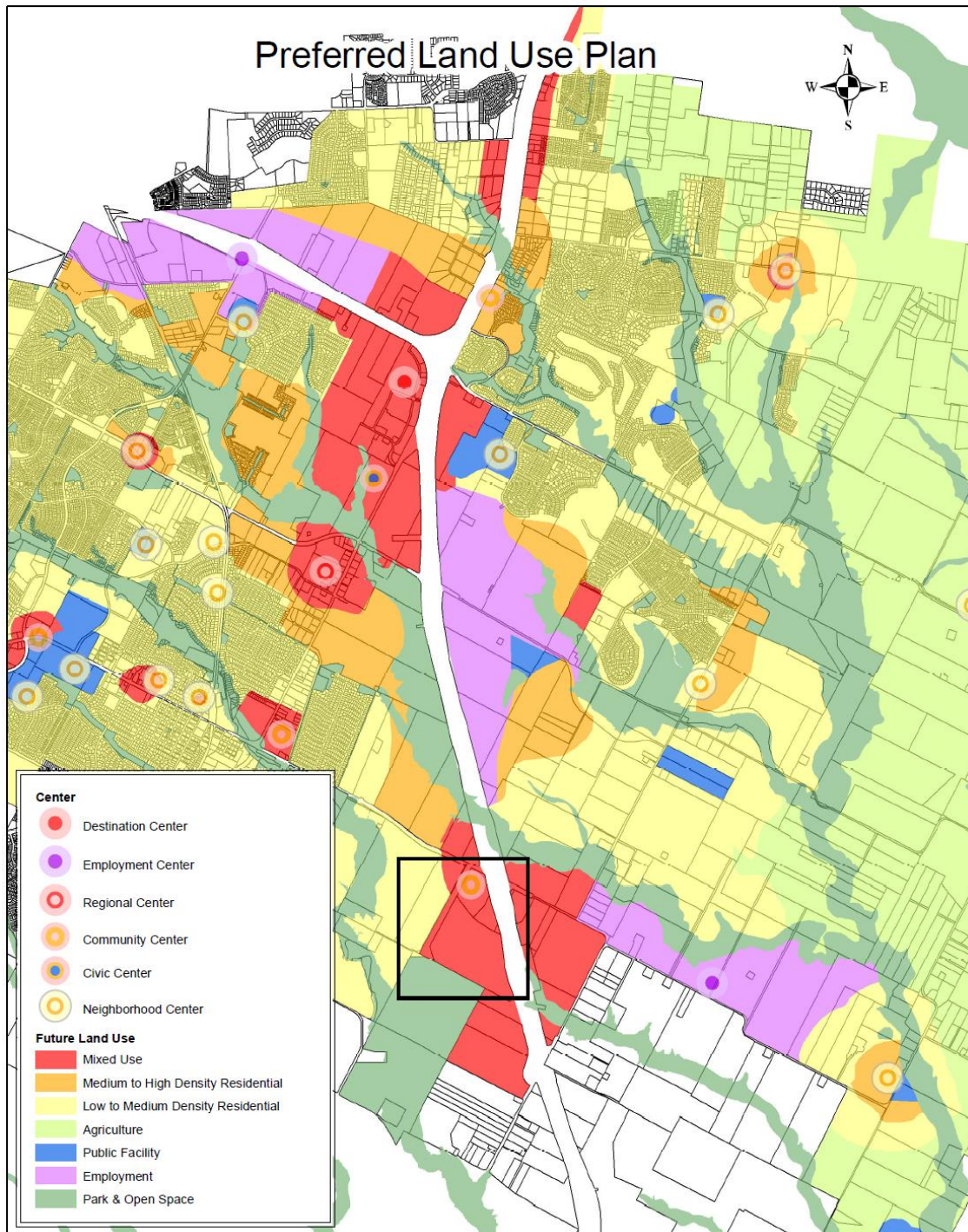
**NOTIFICATION MAP:**



**PREFERRED LAND USE VISION PLAN:**

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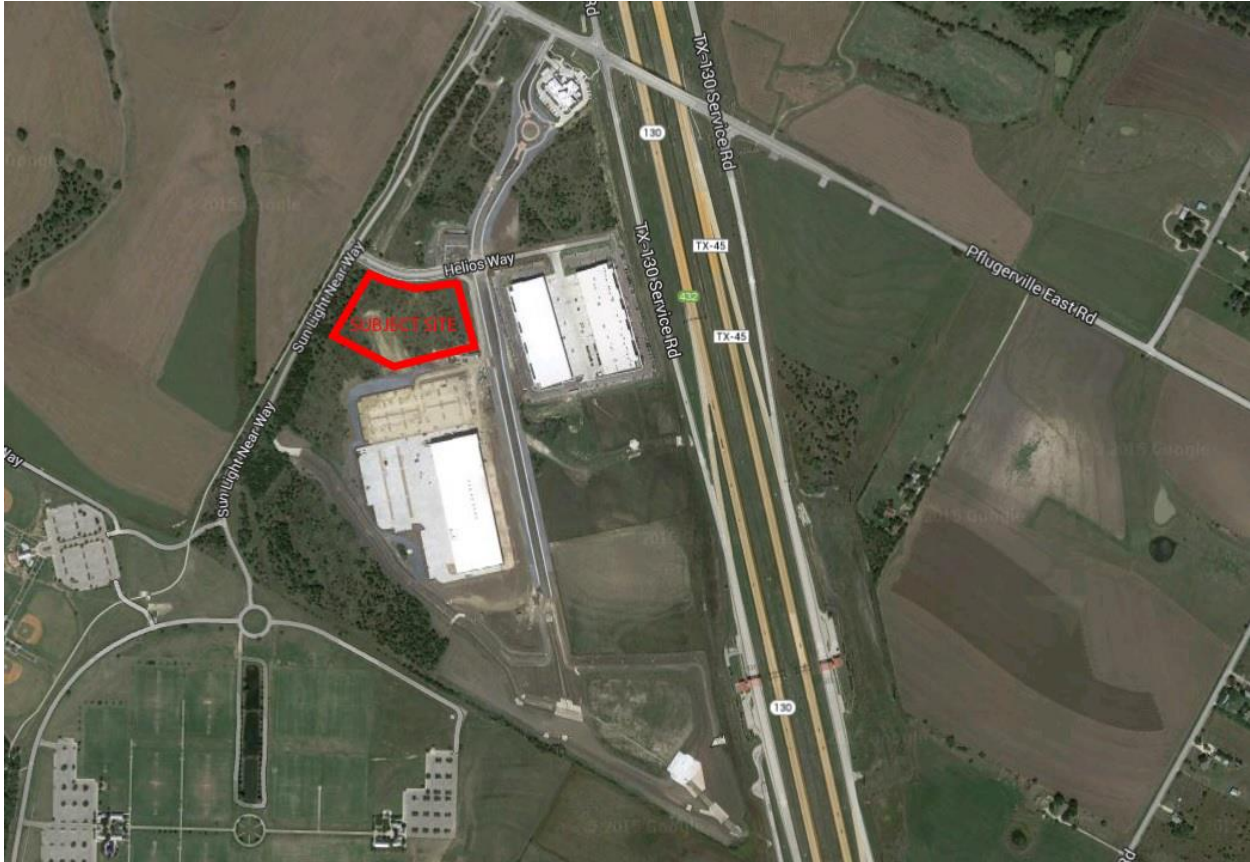


**AERIAL MAP:**

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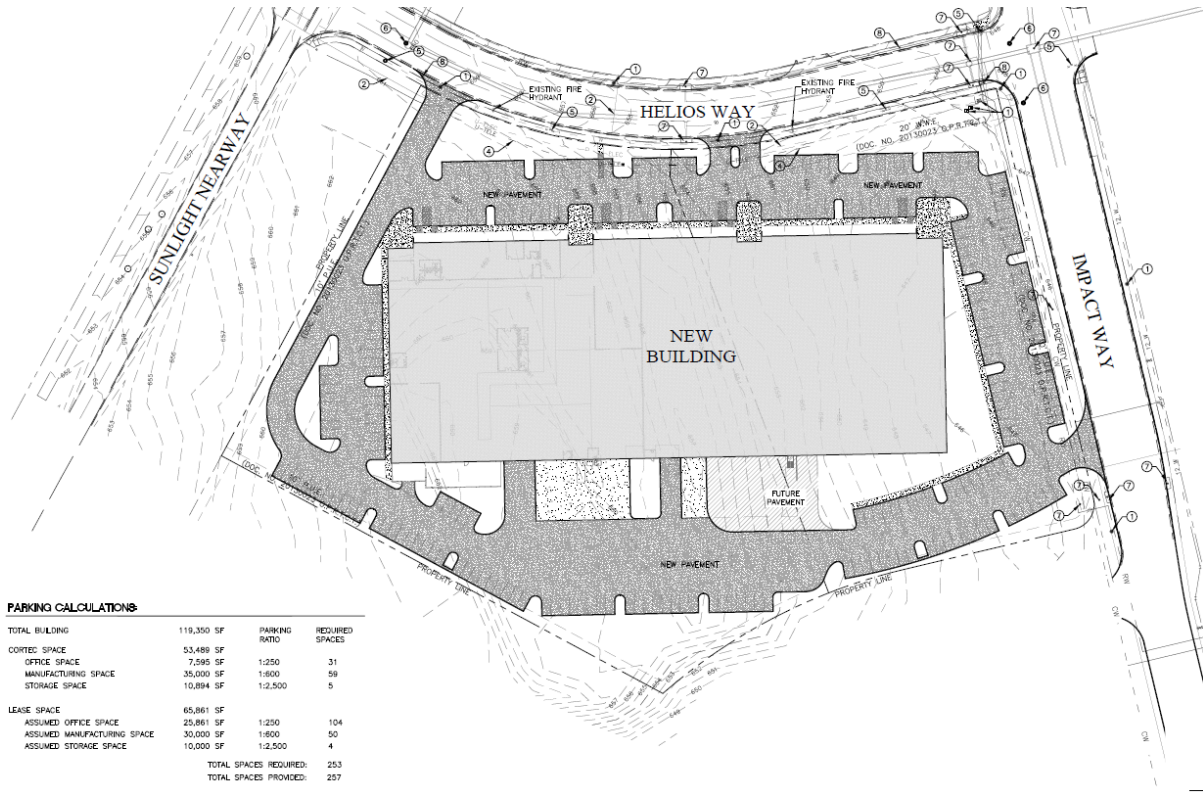
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## GENERAL SITE LAYOUT:



### PARKING CALCULATIONS

		PARKING RATIO	REQUIRED SPACES
TOTAL BUILDING	119,350 SF		
CORTEX SPACE	53,488 SF		
OFFICE SPACE	7,595 SF	1:250	31
MANUFACTURING SPACE	35,000 SF	1:600	59
STORAGE SPACE	10,894 SF	1:2,500	5
LEASE SPACE	65,861 SF		
ASSUMED OFFICE SPACE	25,861 SF	1:250	104
ASSUMED MANUFACTURING SPACE	30,000 SF	1:600	50
ASSUMED STORAGE SPACE	10,000 SF	1:2,500	4
		TOTAL SPACES REQUIRED:	253
		TOTAL SPACES PROVIDED:	257