
STAFF REPORT

Planning & Zoning:	12/2/2019	Staff Contact:	Jeremy Frazzell, Asst. Planning Director
City Council:	1/14/2020	E-mail:	jeremyf@pflugervilletx.gov
Case No.:	REZ1911-01	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone approximately 93.559 acres out of the Sefrin Eiselin Survey No. 4, Abstract No. 265 of Travis County, Texas, from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) district; to be known as the Project Charm PUD Rezoning. (REZ1911-01)

LOCATION:

The property consists of approximately 93 acres of land located generally north of Pecan St., east of Plumbago, west of SH 130, and northeast of the future Pfennig Ln and Pecan St intersection.



SITE ANALYSIS:

The property is predominantly unimproved, and historically used for agricultural production. An existing single-family home with driveway access to Pecan St is located in the southeast portion of the proposed property and another single family home is located generally northeast of the subject property. The Bohls Place subdivision is located approximately 1,000 feet further to the west. Wilbarger Creek is located north of the property and a small portion of floodplain touches the subject

property in the northeast corner. An existing tree line crosses the property in a general northwest to southeast direction. Overhead utility service lines extend the width of the property along Pecan St. An additional single-family home is located to the west of the subject property and includes a driveway that extends from the home to Pecan St. An existing median break at Pecan St is the location where Pfennig Ln is proposed to intersect with Pecan St.

HISTORY and ZONING:

The property was recently annexed on November 26, 2019 and zoned to the Agriculture/Development Reserve (A) district with the annexation.



Adjacent	Base Zoning District	Existing Land Use
North	ETJ, CL4	Agricultural land
South	ETJ	Agricultural land, single family
East	ETJ, CL4, CL5	Agricultural land, single family
West	ETJ, SF-S	Agricultural land, single family use

PROPOSED REQUEST:

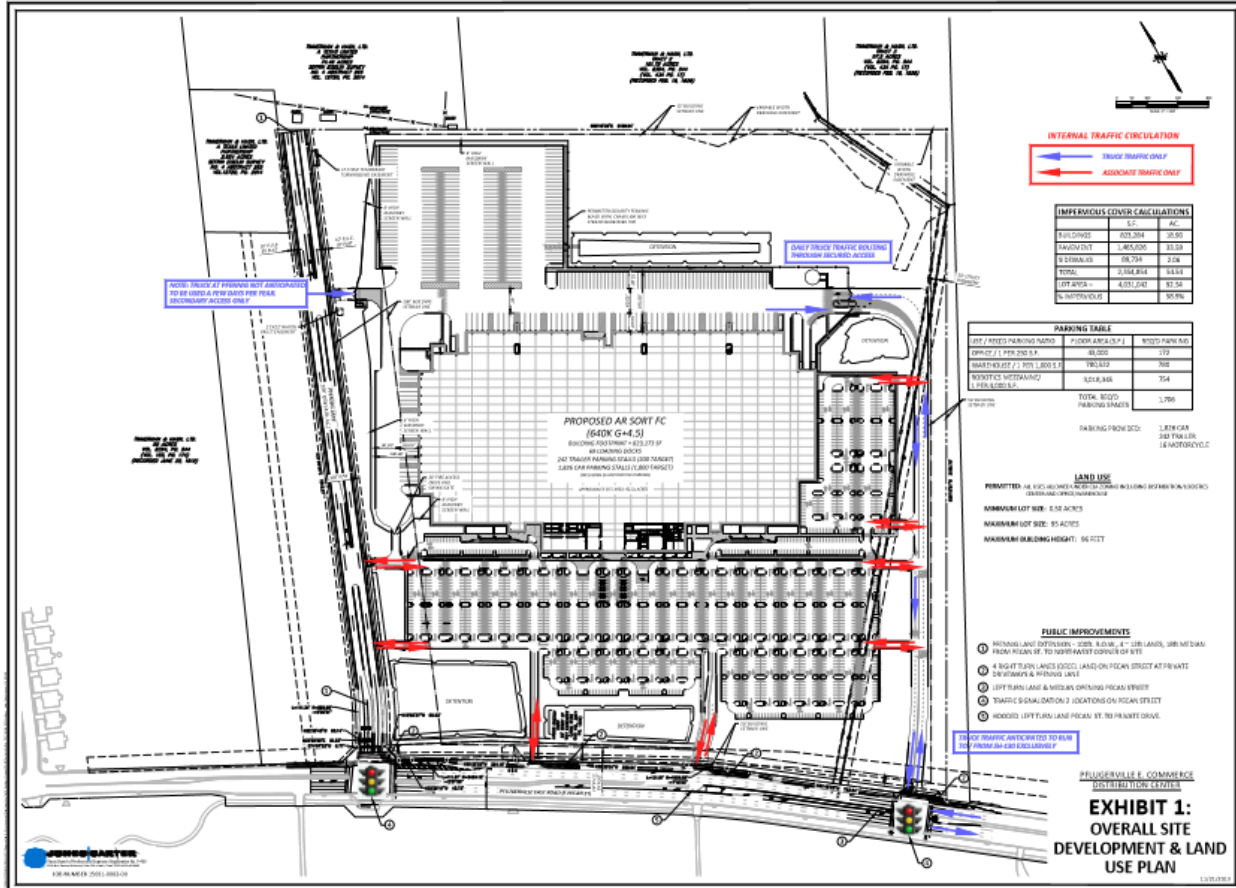
The applicant has proposed to rezone the property from the Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district in order to establish a specific Distribution/Logistics Center that cannot be disclosed and is locally known as “Project Charm”. The proposed base zoning district for the property is Urban (CL4) district, which allows for a mixture of commercial land uses.

The CL4 zoning district allows for a Distribution/Logistics Center to be considered through the Specific Use Permit process, and if approved, requires compliance with the Campus Industrial (CI) district development standards. Given the unique characteristics of the development, a rezoning to PUD will allow for consideration of the land use as proposed and allow for development standards to be included which better align with the proposed project. The image below reflects the conceptual Distribution/Logistics Center land use on the subject property.



Land Use:

The proposed PUD includes the land uses as outlined in the Unified Development Code for the CL4 district with the modification that Distribution/Logistics Center and Office/Warehouse be permitted land uses. The proposed project will consist of one building containing approximately 3,800,000 sf of Distribution/Logistics Center land use. A conceptual site plan for the land use is included in the PUD document as “Exhibit 1” and a reduced version has been provided below for general orientation and reference in this report.



Development Standards:

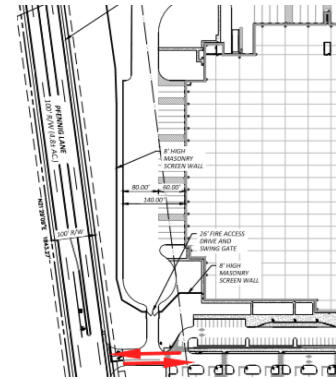
Development standards included in the PUD are only associated with the Distribution/Logistics Center land use and have been provided to further clarify and provide certainty on how the proposed Distribution/Logistics Center will be developed. Unless otherwise provided in the PUD, the land use will be in accordance with the Campus Industrial (CI) zoning district development standards, as would be required if the land use was considered through the Specific Use Permit process. If the property is developed with a land use other than the Distribution/Logistics Center use, the development standards will be as provided in the UDC. Below are the notable modification standards as proposed in the PUD:

Dimensional Requirements: Lot dimensions including building setbacks, impervious cover, etc. are proposed to remain the same as the base CL4 zoning district with the exception that the height is proposed to be modified to allow for a maximum height of 96 feet without requiring a structured parking garage, as currently required in the CL4 district. The ability to have additional height is intended to enable the building footprint for a Distribution/Logistics Center to be reduced. The property is within the conical zone of the Austin Executive Airport and may require FAA review and final approval depending on the height of the structure.

Landscaping: Landscaped area for the Distribution/Logistics Center is proposed to be increased from the minimum 15% to 40%, equating to 1.6 million sf of pervious landscape area. The required tree and shrub count will be determined based on the required landscape area of the base district and not the additional amount of landscape area. In order to meet the minimum tree requirement, the development will provide the total caliper inches of required trees, which will allow some trees to be larger at time of planting than what would otherwise be required.

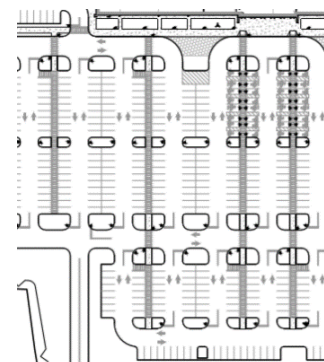
Architecture: Architectural requirements for the Distribution/Logistics Center will be per the CI zoning district development standards and will be met or exceeded with calibrations included in the PUD. An example of proposed enhancements include increasing the number of required architectural elements from six to eight items, adding a local art piece at the main building entrance, and designing the support structures of the building so that the roof can support the future load of roof mounted solar panels and switchgear.

As reflected in the conceptual site plan included in the PUD, the Distribution/Logistics Center building is proposed to be oriented with the main entrance facing toward Pecan St and the primary truck dock and truck court located behind the building. The PUD includes an allowance for truck docks to also be located along the west elevations, which will face the future Pfennig Ln. The site is planned to be graded so that the truck court facing Pfennig Ln will be lower in elevation than Pfennig Lane and an eight (8) foot tall masonry wall with extensive landscaping is proposed along the west boundary to assist in screening the view of the loading docks and trucks.



Parking: Parking is proposed to follow the UDC requirement for professional office, warehouse, and includes a ratio of parking for robotic mezzanine space. A statement is included in the PUD that identifies if the ratio of robotic mezzanine space is decreased to warehouse, the ratio will be adjusted accordingly. Similarly, if the land use changes and parking becomes deficient, a parking structure may be necessary.

Parking space dimensions have been reduced in length to 18' for a standard stall in lieu of the UDC requirement of 19'. The applicant has indicated the proposed parking stall length is standard for their operation and given the number of parking spaces being provided, it will assist in reducing the amount of pavement area required for the parking lot. Drive aisle widths will remain consistent with the UDC requirements, including fire lane dimensions.



Parking bedrooms per the UDC are intended to break up large parking lots by including additional landscape medians every three rows of parking. The proposed PUD will require a Distribution/Logistics Center parking lot to include the parking bedrooms, however in lieu of landscape area, designate pedestrian walkways will be allowed to provide connections to the front entry

of the building (see example image to the right). The additional landscaping area that would have otherwise been required for the parking bedrooms will be provided within the development.

Lighting: Lighting proposed for the development will LED and will be downcast and full cut off to prevent light trespass. Proposed light levels included in the PUD exceed the maximum that is allowed by the UDC along the east and west driveways and in the storage/trailer park where additional light is important for safety. Light pole height will be consistent with the UDC.

Signage: Signage associated with the Distribution/Logistics Center is proposed as two monument signs and two building identification signs. The maximum area allowed by the UDC for free standing signs is 72 square feet per sign, however the code also allows one sign every 100 linear feet of street frontage. The length of the proposed property would allow for 18 free standing signs at the maximum size. The applicant has proposed in the PUD to limit the number of freestanding signs to two on the property with a maximum size of 96 square feet per sign.

Roadways:

The PUD identifies transportation improvements that will be provided with the Distribution/Logistics Center land use including the construction of the full right of way section of Pfennig Lane from Pecan St. to the northern extent of the property, two new traffic lights on Pecan St, turn lanes, and median modifications. Additional improvements and pro-rata may be required through the Transportation Impact Analysis as required with the subdivision and site plan process.

Large truck access and circulation for the Distribution/Logistics Center land use is planned along the eastern property line in a private drive proposed to extend from Pecan St to the north end of the property (refer to blue arrows in the proposed site plan Exhibit 1). The proposed circulation pattern will reduce truck traffic onto Pfennig Lane while allowing employee access (refer to red arrows in the proposed site plan "Exhibit 1") to all streets and drive aisles.

COMPREHENSIVE PLAN:

The Land Use Plan identifies the area as a mix of uses including medium to high density residential, mixed use, employment, and parks and open space. A community center (mix of uses in areas between neighborhoods) and employment center are identified within the area, encouraging the respective development to be of higher intensity while providing employment opportunities to nearby residential areas.

According to the Comprehensive Plan, Employment is described as consisting of retail, office, corporate campus, light industrial, and warehouse uses. The Water and Wastewater Master Plan is a supplement to the Comprehensive Plan and included higher intensity mixed use for the subject area.



Mixed use is described as a built environment that facilitates the ability to live, work and play in one area. These areas should contain convenient pedestrian circulation networks and the mix of uses should accommodate active public uses, such as commercial, retail and restaurants, on the street level and residential or office uses on upper floors. Employment is described as consisting of retail, office, corporate campus, light industrial, and warehouse uses. The proposed development standards facilitate a mixed use, employment environment that is consistent with the descriptions in the Comprehensive Plan.

Consistency with Land Use Policy and Action statements in the Comprehensive Plan:

Action 1.1.6: Encourage medium and high development intensity zoning in target areas near community and regional center and along the SH 130 and SH 45 corridors.

Goal 2: Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, providing employment opportunities and shopping districts while reducing infrastructure costs.

Goal 8 identifies that gateways into the community will be enhanced and provide a clear sense of arrival and departure into the community. The proposed streetscape, building massing, and anticipated building architecture will assist in creating a unique sense of place and enhanced gateway.

STAFF RECOMMENDATION:

The proposed location is along an improved arterial street within proximity to SH 130 which offers efficient access to and from SH 130 for large distribution vehicles and easy access for future employees. The Distribution/Logistics Center land use will follow the Campus Industrial (CI) zoning district design standards, which is consistent with how similar warehouse and distribution facilities in the area were developed. The proposed development standards establish additional certainty on what may be considered within the development for land use, proposed mitigation for modifications, and certainty on the building form and landscaping. If the proposed Distribution/Logistics Center does not develop, or the use changes in a manner that is not contemplated by the PUD, the CL4 district requirements will apply. The location and proposed PUD Development Standards are generally consistent with the Comprehensive Plan and supporting documents for mixed use and employment at this location, and Staff recommends approval.

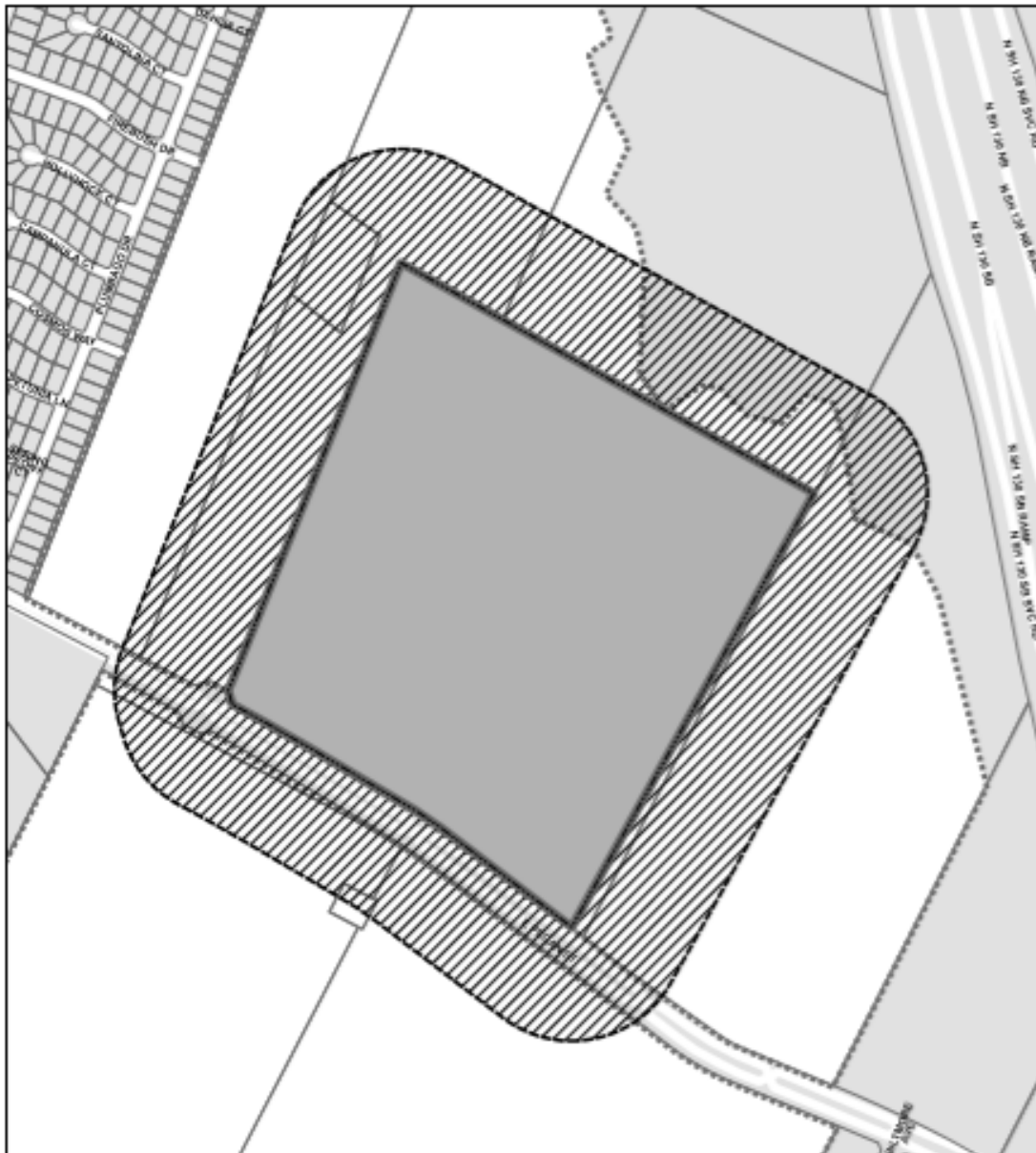
NOTIFICATION:

Newspaper notification was published, letters were mailed to property owners within 500 feet of the property within the city limits, and signs were posted as required.

ATTACHMENTS:

- Notification Map
- Aerial Map
- Project Charm PUD Development Standards (separate attachment)

NOTIFICATION MAP:



<p>Project Charm (Unzoned to PUD)</p> <hr/> <p>Case Number: REZ1911-01</p> <hr/> <p>11/4/2019</p>	<p>Legend</p> <ul style="list-style-type: none"> Rezoning City Limits ETJ Notification Area <p>0 200 400 Feet</p>	<p style="text-align: center;">N</p> <p style="font-size: small; text-align: center;">When applied the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p>	<p style="text-align: center;">Locator Map</p>
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AERIAL:



Source: Google.com/maps