

Planning and Zoning: 5/5/2014
City Council: 5/13/2014
City Council: 5/27/2014

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SUBJECT: To receive public comment and consider a Special District for a Light Industrial Use in Corridor Urban Level 5 (CL5) for Lot 3D and 3E of the Renewable Energy Park Subdivision, Pflugerville, Travis County, TX known as the 130 Commerce Center Lots 3D and 3E Special District. The property is generally located near the southwest corner of SH 130 and E. Pecan Street. (SD1403-01)

PROJECT DESCRIPTION:

The Pflugerville Community Development Corporation (PCDC), the owner of multiple lots within the Renewable Energy Park Subdivision, has requested a Special District (SD) in the Corridor Urban Center Level 5 (CL5) zoning district to allow for a light industrial land use on lots 3D and 3E within the Subdivision. The proposed overall design is similar to the existing light industrial development, Project Jersey SD, to the north which also received a Special District permit.

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.”

Architectural: Four, 115,500 square-foot tilt wall warehouse buildings are proposed to be constructed on two lots, totaling 30 acres. The primary storefront facades are oriented to face the public right-of-ways of SH 130 and the proposed interior public street, Impact Way. There will be minimal visibility of the truck courts due to the proposed orientation of the buildings. Also, staff recommends that a minimum of 15% of the exterior primary façades incorporate accent materials other than tilt-wall.

Parking: The project shall meet the minimum parking requirements for Light Industrial Service per Subchapter 10 of the Unified Development Code, however an ample amount of parking has been proposed in order to account for more traffic generating tenants and land uses.

Transportation: A Traffic Impact Analysis (TIA) was performed within the subdivision process. The two subject lots will front on Impact Way and access will be provided to E. Pecan by means of Helios Drive and a portion of a previous county park driveway that PCDC purchased from Travis County for public right-of-way. At this time, TxDOT will not permit direct vehicular access to the SH 130 frontage road from the subject site.

Site Lighting: A photometric plan will be provided in the formal site development application process and shall meet the minimum lighting requirements of Subchapter 13 of the Unified Development Code.

Landscaping: The site shall meet the minimum landscape area and planting requirements of Subchapter 5, Section B of the Unified Development Code.

LAND USE COMPATIBILITY:

The proposed light industrial development of the subject lots are comparable and compatible with the neighboring light industrial flex space to the north and the distribution warehouse to the west.

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 Special District application with the following conditions of approval.

Item	Condition	Purpose
1	Primary Facades shall be oriented to public right-of-ways, while the truck courts shall be shielded from view with the use of wing walls at a minimum height and length of a tractor trailer.	Maintain visual aesthetics of development.
2	Architectural standards to be generally in conformance with Exhibit B – Building Elevations.	Ensure quality architectural standards.
3	Provide a minimum of 15% accent materials on the primary facades (facing public R.O.W's) other than tilt wall.	Ensure quality architectural standards.
4	Outdoor storage is limited to the storage of trailers within the designated truck court area shielded from view by the use of wing walls and landscaping.	Maintain visual aesthetics of development; Minimize any perceived negative impacts this development may have on future development in the area.

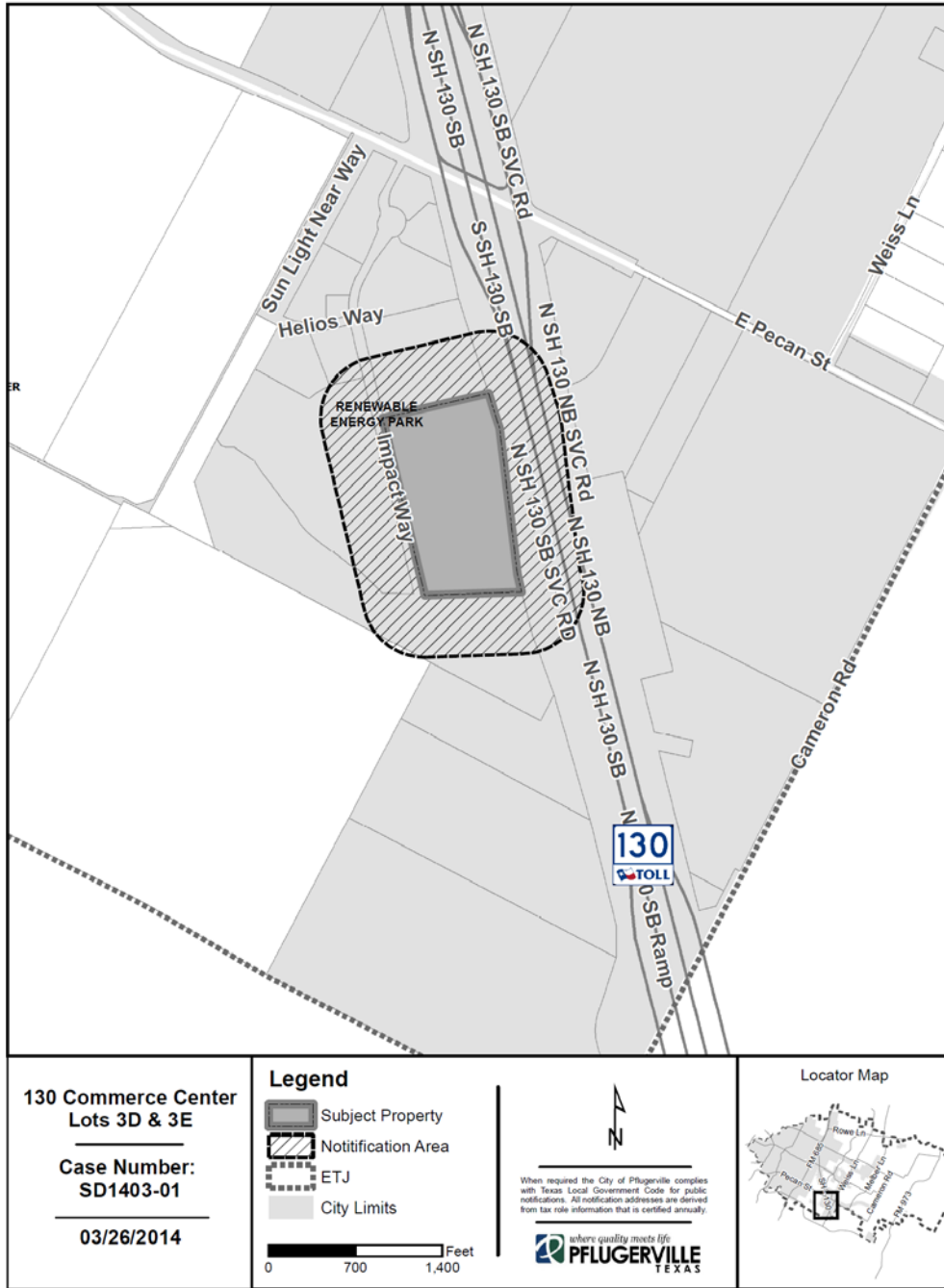
NOTIFICATION:

Notification letters were sent to property owners within 200-ft. of the proposed site. A sign was placed on the property prior to April 24, 2014 and a public notice appeared in the Pflugerville Pflag newspaper on April 23, 2014.

ATTACHMENTS:

- Notification Map
- Preferred Land Use Plan
- Ordinance (as a separate attachment)

NOTIFICATION MAP:



PREFERRED LAND USE VISION PLAN:

