

Planning and Zoning: 04/01/2013
City Council: 04/09/2013
City Council: 04/23/2013

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SUBJECT: Hold a public hearing and consider an ordinance on first reading with the caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 874-07-04-10 OF THE CITY OF PFLUGERVILLE, TEXAS AS AMENDED, BY APPROVING AN AMENDMENT TO A SPECIAL DISTRICT FOR LIGHT INDUSTRIAL USES FOR APPROXIMATELY 5 ACRES OF LOT 3A OF THE RENEWABLE ENERGY PARK SUBDIVISION, LOCALLY ADDRESSED AS 3709 HELIOS WAY, TO BE KNOWN AS THE EIEIO SPECIAL DISTRICT ARCHITECTURAL AMENDMENT. (SD1210-01), AND PROVIDING AN EFFECTIVE DATE.

Background

The subject tract is zoned Corridor Urban Level 5 (CL-5) and is known as Lot 3A of the Renewable Energy Park, located at 3709 Helios Way. A Special District permit was approved for the tract in December 2012 to allow for a light industrial use. The proposal is to construct an office/light industrial/warehouse building that is generally located at the southeast corner of Helios Way and Sun Light Near Way.

This amendment to the approved special district modifies the requirements for the primary building material to consist of architectural grade metal panels.

Since the approval of the Special District the site has been subdivided into a specific lot and a site development permit is currently under review. A Special District, as well as amendments, provides for a case by case review of the proposed land use to ensure compatibility with the surrounding uses as well as the Unified Development Code (UDC). A Special District is similar to a zoning request in that the application is considered at public hearing and allows for the public, Planning and Zoning Commission, and City Council to review and consider the proposed request based on the specific criteria outlined in the UDC.

Project Description

The applicant is proposing an Office/Light Manufacturing/Warehouse building on Lot 3A, 4.797 acres, of the Renewable Energy Park Subdivision. The Renewable Energy Park is the 167 acre tract of land owned by PCDC, located at the intersection of Pecan Street and SH130. The proposed building is approximately 40,600 square feet, with 7,000 sq.ft. of that dedicated to office uses, 17,500 sq.ft. to industrial, and 16,100 sq.ft. to warehouse. The site plan also shows possible future expansion of the industrial and warehouse uses, which will require additional parking and landscaping at the time of development.

Land Use:

Per the Unified Development Code, a light industrial 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.” The company locating at this site specializes in the warehousing, assembling, and packaging of creamer and flavor dispensers. The applicant has indicated in the Special District application that the assembly use does not require the generation of any substantial waste materials and is all located within the building. Parts will not be manufactured on site; rather they will be shipped to the site and assembled.

Architectural:

The primary façade is oriented towards Helios Way. The illustration also shows the necessary articulation for all primary facades (North, East, and West). The architectural sheets provided are only for illustrative purposes, not for regulatory approval, permitting or construction. During the formal site development application process, the applicant will be required to provide building elevations that satisfy all the architectural standards unless otherwise provided in this process.

As a part of the amendment to the approved Specific Use permit application, the applicant has requested a change in the primary building materials to allow for the use primary use of architectural grade metal panels. The applicant intends to create a “theme” oriented industrial structure that provides for 70 percent insulated embossed metal panels, 12 percent insulated corrugated metal panels with the balance of the structure being glass or doors at 18 percent of the structure. The approved special district permit limits the insulated metal panels to a maximum 40 percent and the accent material, or corrugated metal, is limited to a maximum of 15 percent.

Parking:

Parking requirements for this site, in the CL-5 zoning district, follow what is required per Subchapter 10 of the Unified Development Code. While conceptual at this time, the off-street parking illustrated in Exhibit “A” shows 100% of the required parking being met. Upon future expansion, additional parking will be required and must meet the minimum parking standards for the intended use.

Traffic Generation/Circulation:

There are two proposed access points to the property. One access point is from the existing Helios Way. The second access point will be from the proposed 90’ right-of-way shown on the approved final plat of the Renewable Energy Park. Until development on the remainder of Lot 3 occurs, access to the EIEIO site will be limited to the primary entrance off Helios Way. Truck traffic is anticipated to be the same or less than what will be located at the site east of the

project. Proposed loading docks will be towards the back of the building with limited visibility from the right-of-way.

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. Also all site lighting for the project shall be compliant with dark sky conditions governed by deed covenants not enforceable by the City of Pflugerville.

Landscaping: The proposed landscaping concept is illustrated in Exhibit "A." The site is consistent with the minimum landscaping area and planting requirements of Subchapter 5, Section B of the Unified Development Code.

LAND USE COMPATIBILITY:

The Preferred Land Use Vision Plan of the 2030 Comprehensive Plan identifies the subject tract as Mixed Use with a Community Center at the southwest corner of E. Pecan and SH 130. The master plan of the 167 acre tract will incorporate a mix of uses including a cluster of office/retail, with a potential for a hotel near the intersection of E. Pecan and SH 130, and anticipated light industrial alongside SH 130 through the remainder of the tract. Due to the close proximity to the Austin Executive Airport and SH 130, light industrial land uses and employment centers are generally compatible on the subject site. Much of the 130 Corridor south of East Pflugerville Parkway is largely undeveloped agricultural land. Currently there are two approved site plans in the Renewable Energy Park subdivision; one is a light industrial building to the east of the EIEIO site and the other is an office/warehouse use just north. The EIEIO building is compatible with the approved site plans adjacent to the site and the proposed uses on the remainder of the land.

LAND USE GOALS PER THE COMPREHENSIVE PLAN:

Implementation 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." According to PCDC, currently there is a shortage of available facilities to house the growing demand for light industrial types of uses in the City of Pflugerville. This application represents PCDC's desire to accommodate opportunities for employment, services, and strengthening tax base for the City of Pflugerville. This business is relocating to Pflugerville from its current Austin location and currently employs 20 employees. The applicant foresees a need to exceed 30 full time employees at the new Pflugerville location.

Other related implementation action items are as follows:

- 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.

CRITERIA FOR APPROVAL OF A SPECIAL DISTRICT IN THE CORRIDOR:

The Commission and City Council shall consider the following criteria in determining the validity of the Special District Permit request:

- (a) Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses;
- (b) Whether the activities requested by the applicant are normally associated with the requested use;
- (c) Whether the nature of the use is reasonable; and
- (d) Whether any impact on the surrounding area has been mitigated.

The SH 45 and SH 130 Corridor Study established land use preferences in the Corridor based on 4 guiding principles. Integrated as additional criteria for Special Districts, the four guiding principles of the Corridor Study are as follows: (1) create a series of unique places to shop, work, and live; (2) establish a diversified and leak-free tax base; (3) establish an enhanced, long-term market capture; and (4) utilize smart, healthy and sensible design concepts. In addition to the criteria above, City Council may choose to use the following criteria in determining the suitability of the proposed land use on subject site as it relates to the corridor.

- (1) Retail activity is preferred to be clustered within proximity to the following major intersections:
 - a. SH 130 and SH 45
 - b. SH 130 and Pecan Street
 - c. SH 45 and Heatherwilde Boulevard
 - d. SH 130 and Pflugerville Parkway
 - e. FM 685 and Pflugerville Parkway
- (2) Structures should orient to public streets and designated trails as noted on the future Trails Map referenced in the Comprehensive Plan.
- (3) The extent to which connectivity among proposed and existing right-of-ways is demonstrated.
- (4) The extent to which uses, such as free-standing pad sites are clustered at focal points or key features within a development and relate to other components of the overall development. Such focal points or key features may include, but are not limited to retention systems, greenways, dedicated hike/bike facilities, or plazas, parks or other features that create a gathering place.
- (5) The application illustrates compliance with the requirements and guidelines of this Chapter.
- (6) The application exhibits compatibility of the design with surrounding properties and development patterns.
- (7) The application exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.
- (8) The application exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.

STAFF RECOMMENDATION:

Located in the Renewable Energy Park subdivision, with a proposed mix of uses ranging from hotels and office to light industrial, a business that incorporates office, warehouse, and light industrial uses will be harmonious in the area. 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 understanding that the site plan must meet all other requirements set forth in the UDC that were not otherwise addressed through this process.

Given that the EIEIO building will be an industrial use, and the building materials proposed in both options capture the architectural intent of the Renewable Energy Park, are consistent with previously approved site plans, Staff recommends approval of the architectural amendment to allow for insulated embossed architectural metal panels to serve as a primary material with insulated corrugated metal panels to serve as accent material as depicted on the proposed building elevations.

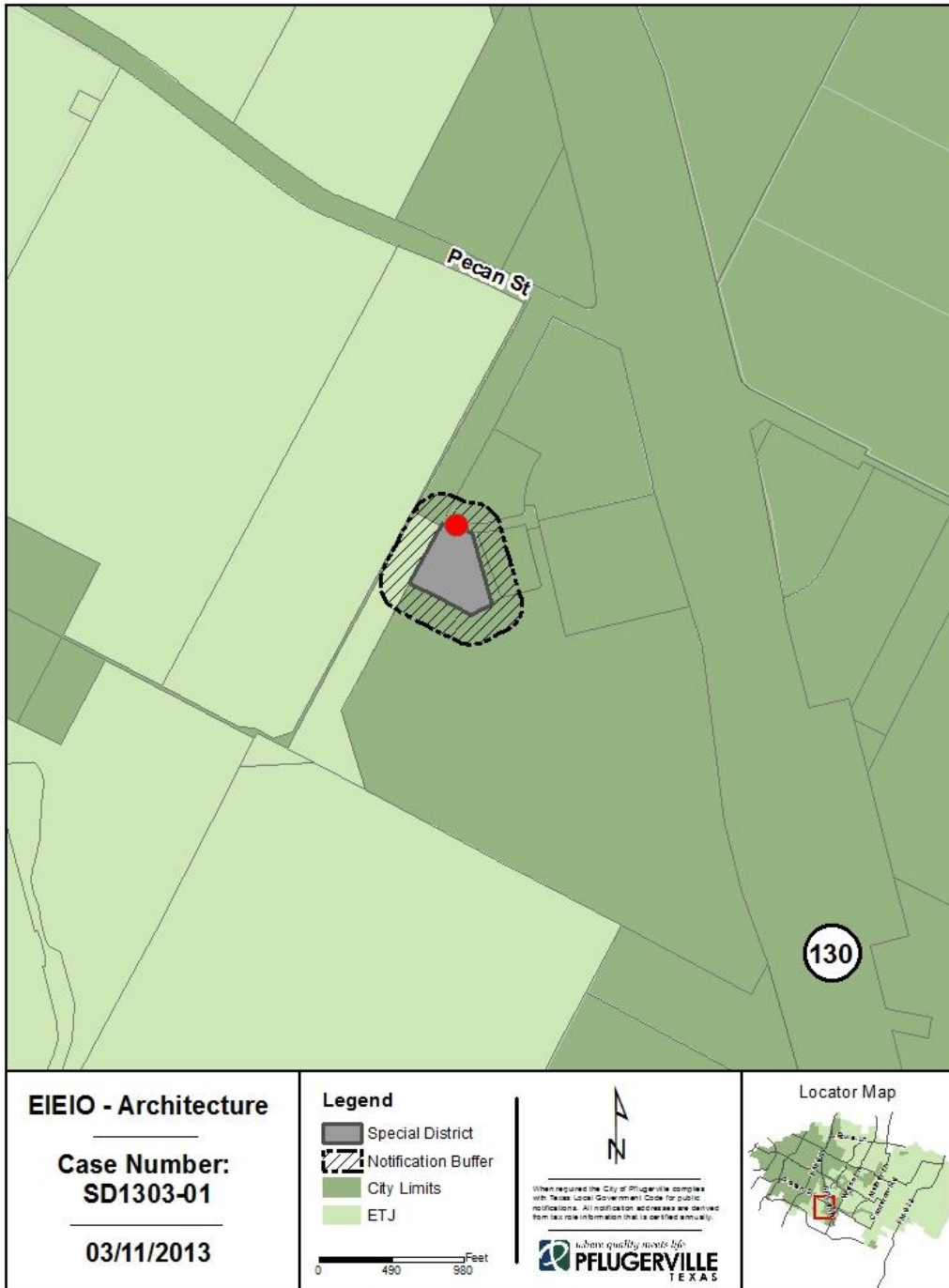
NOTIFICATION:

There were no different property owners within 200-ft of the proposed site, therefore no notification letters were sent. A sign was placed on the property by March 15, 2013, and a public notice appeared in the *Pflugerville Pflag* newspaper on March 20, 2013.

ATTACHMENTS:

- Notification Map
- Preferred Land Use Plan
- Application
- Architectural waiver request
- Exhibit "A"- Conceptual site plan
- Exhibit "B"- Proposed Building Elevations

NOTIFICATION MAP:



PREFERRED LAND USE VISION PLAN:

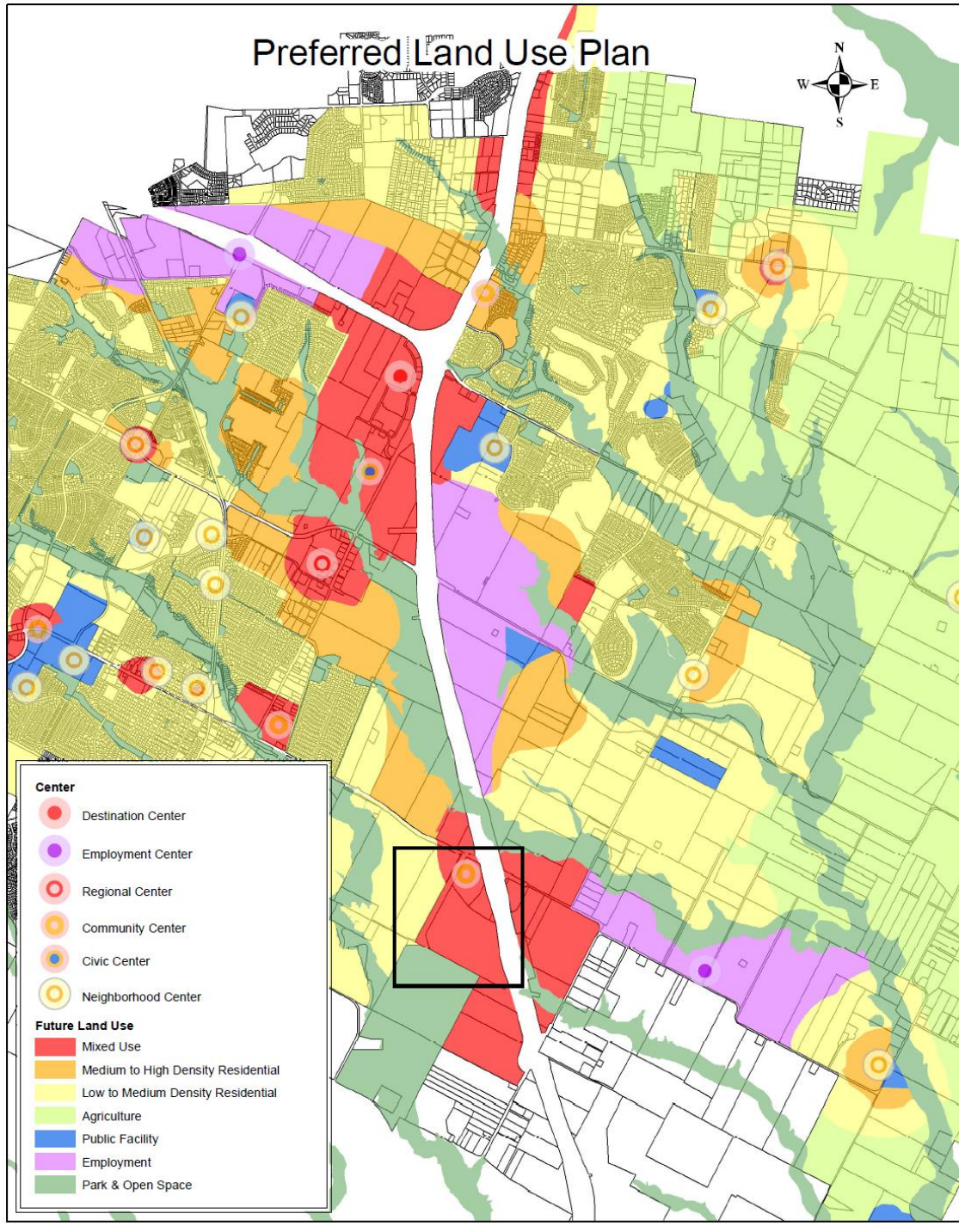


EXHIBIT A: CONCEPTUAL SITE PLAN

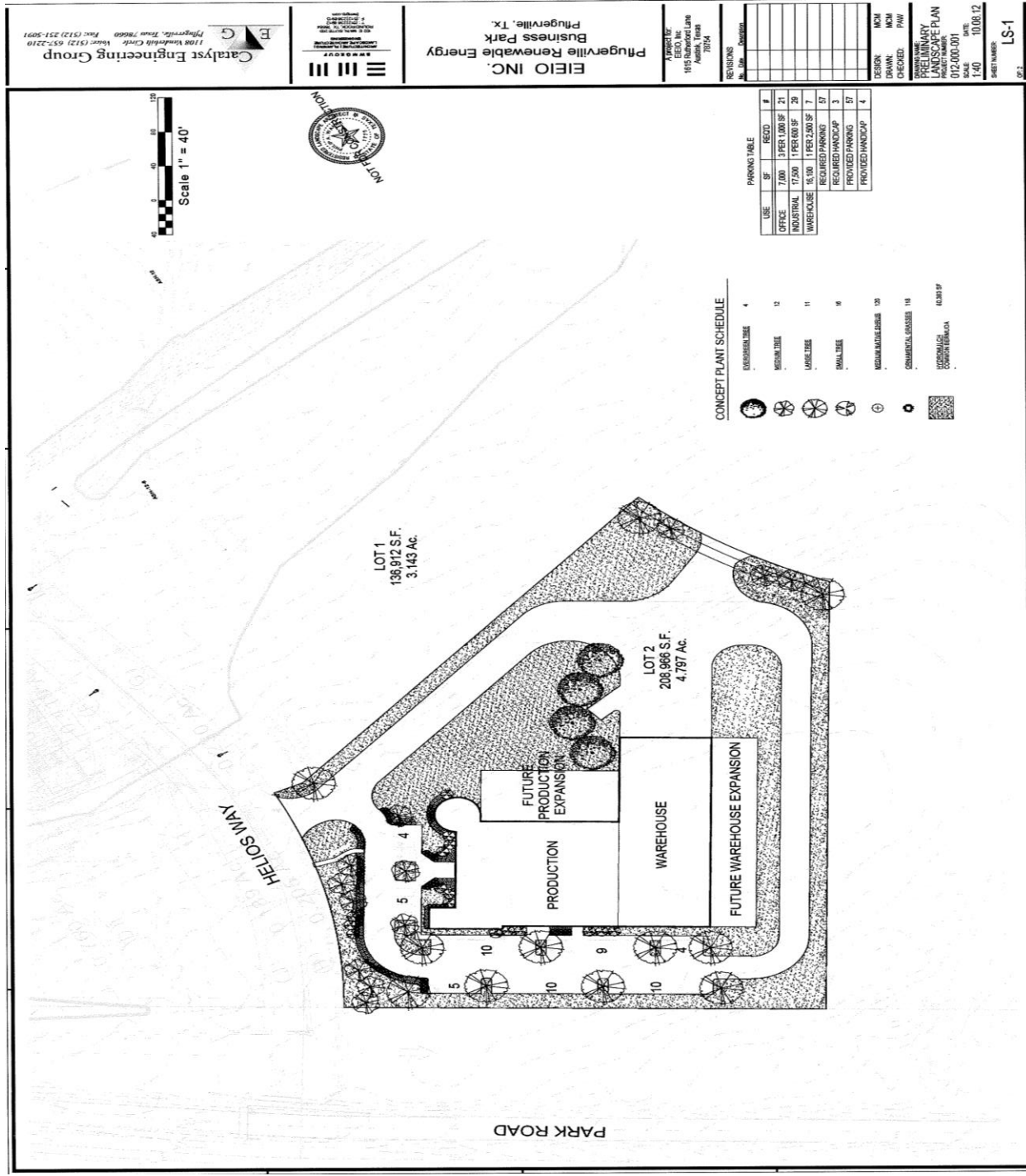


EXHIBIT B: BUILDING ELEVATIONS Not for regulatory approval, permitting or construction.

