
AGENDA REPORT

Planning and Zoning: 3/4/2013
City Council: 3/26/2013
City Council: 4/9/2013

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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 A SPECIAL DISTRICT FOR A WAREHOUSE/DISTRIBUTION USE FOR APPROXIMATELY 32.77 ACRES OUT OF LOT 3C OF THE RENEWABLE ENERGY PARK SUBDIVISION, PFLUGERVILLE, TX, GENERALLY LOCATED IN THE SOUTHWESTERN PORTION OF THE RENEWABLE ENERGY PARK SUBDIVISION, TO BE KNOWN AS THE PROJECT PANDORA SPECIAL DISTRICT. (SD1302-01), AND PROVIDING AN EFFECTIVE DATE.

Background

The applicant has applied for a Special District permit to allow for a Light Industrial use on the 32.77 acre Lot 3C of the Renewable Energy Park Subdivision, branded as the 130 Commerce Center. The proposed small package distribution building is generally located in the southwestern portion of the property and is zoned Corridor-Urban Level 5 (CL-5). In order for the warehouse/distribution component of this building to conform to the permitted uses in the CL-5 district, a Special District permit is required.

A Special District 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 a warehouse/distribution building on 32.77 acres of Lot 3C 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 250,000 square feet.

Land Usage: 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, treatments, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.” The company locating at this site specializes in small package distribution that does not require the generation of any substantial waste materials and all goods are contained within the building.

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Architectural: A 250,000 square foot building is proposed on the 32.77 acre tract. The distribution site will front a future public street and will be shielded from the SH130 Tollway by the 130 Commerce Center LLC. The truck docks for Pandora will be located behind the building adjacent to a heavily wooded creek bed further hiding the truck traffic from public view.

Building materials have not yet been proposed. This development will be subject to the minimum architectural standards in the Corridor Zoning Districts. Also, in keeping consistent with other approved developments in the 130 Commerce Center, Project Pandora will be required to provide 15% accent materials on the primary facades (those facing public R.O.W's). A waiver to the architectural standards may be reviewed and approved by the Planning and Zoning Commission.

Parking: Parking requirements for this site, in the CL-5 zoning district, follow what is required per Subchapter 10 of the Unified Development Code.

Traffic Generation/Circulation: The site layout shows one access point to the property. A street is proposed off of Helios Way that runs south to the subject property. Future plans indicate PCDC will construct a 4 lane undivided street through the 130 Commerce Center project which will ultimately connect Pecan Street to Cameron Road.

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: A Landscape Plan will be provided in the formal site development application process and shall meet the minimum landscaping requirements of Subchapter 11 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 possibility of a hotel near the intersection of E. Pecan and SH 130, light industrial alongside SH 130, and medium to high density residential near the existing NE Travis County Metro Park. 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 unplanned and 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 Lot 3A and the other is an office/warehouse use just north. Project Pandora is compatible with the approved site plans adjacent to the site and the proposed uses on the remainder of the land.

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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. Project Pandora is projected to bring as many as 500 primary jobs to Pflugerville and will help to provide a new field of employment into the area that does not currently exist. 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.

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- (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 130 Commerce Center, with a proposed mix of uses ranging from multi-family to light industrial, a small package distribution facility 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommends approval with the following conditions:

1. **The site design shall generally be in conformance with Exhibit B – Site Layout with the truck docks oriented westward.**
2. **100% masonry is required as a building façade material consistent with the commercial building material requirements per Subchapter 9. Site Development Standards and Subchapter 5 (B) SH 130 & SH 45 Corridor Districts.**
3. **Provide a minimum of 15% accent materials on the primary facades other than tilt wall including the use of natural or natural-appearing manufactured stone, brick and other accent materials as permitted by the Administrator. Any Architectural Waiver may be reviewed and approved by the Planning and Zoning Commission.**
4. **Outdoor Storage is limited to the storage of tractor trailers in the designated truck court area and shall be shielded from public view with the use of wing walls as practicable or a comparable vegetative screening consistent with the screening standards outlined in Subchapter 11 (K) Screening.**

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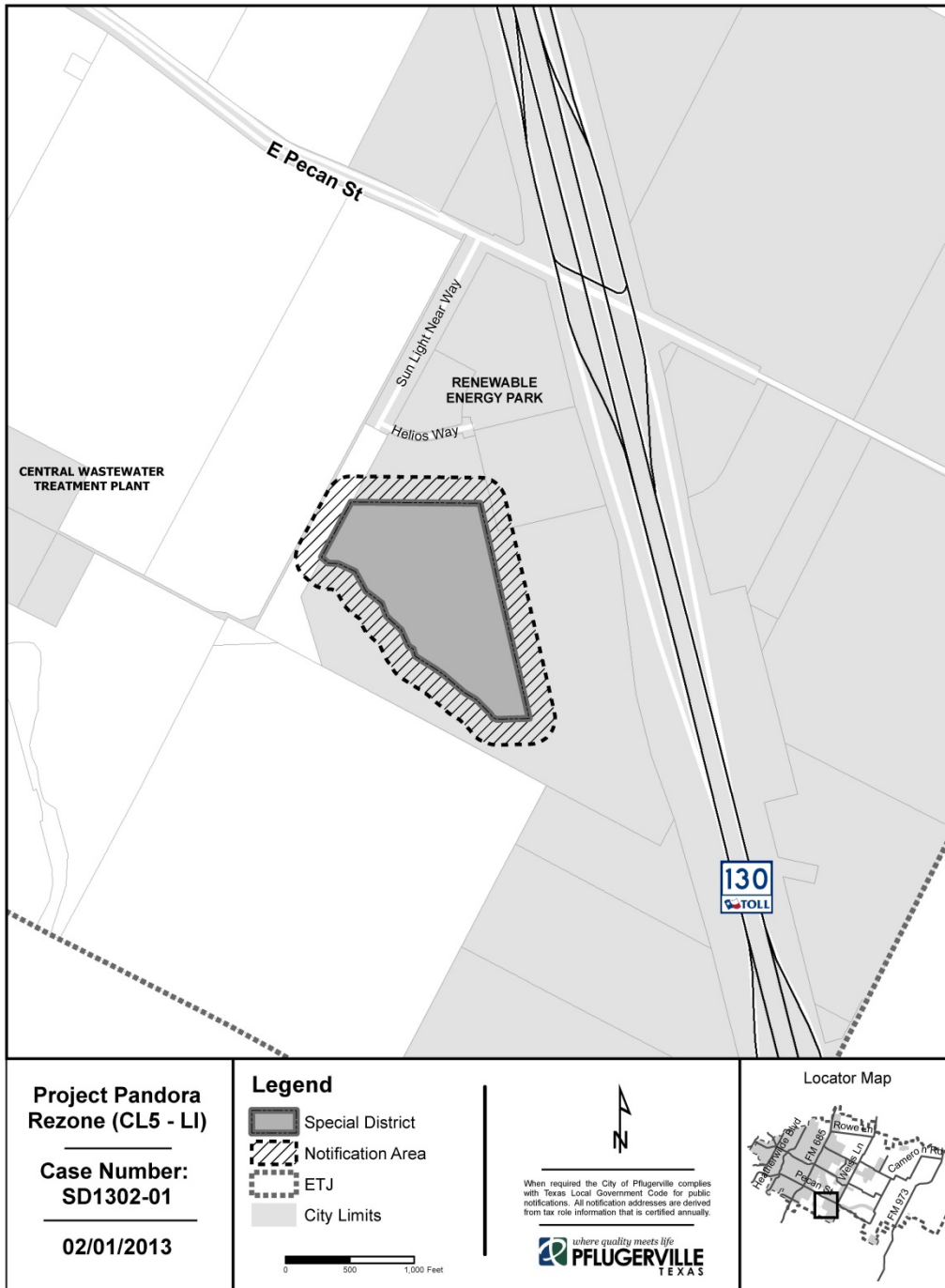
NOTIFICATION:

Notification letters were sent to property owners within 200-ft. of the proposed site. A sign was placed on the property prior to February 15, 2013 and a public notice appeared in the Pflugerville Pflag newspaper on February 20, 2013.

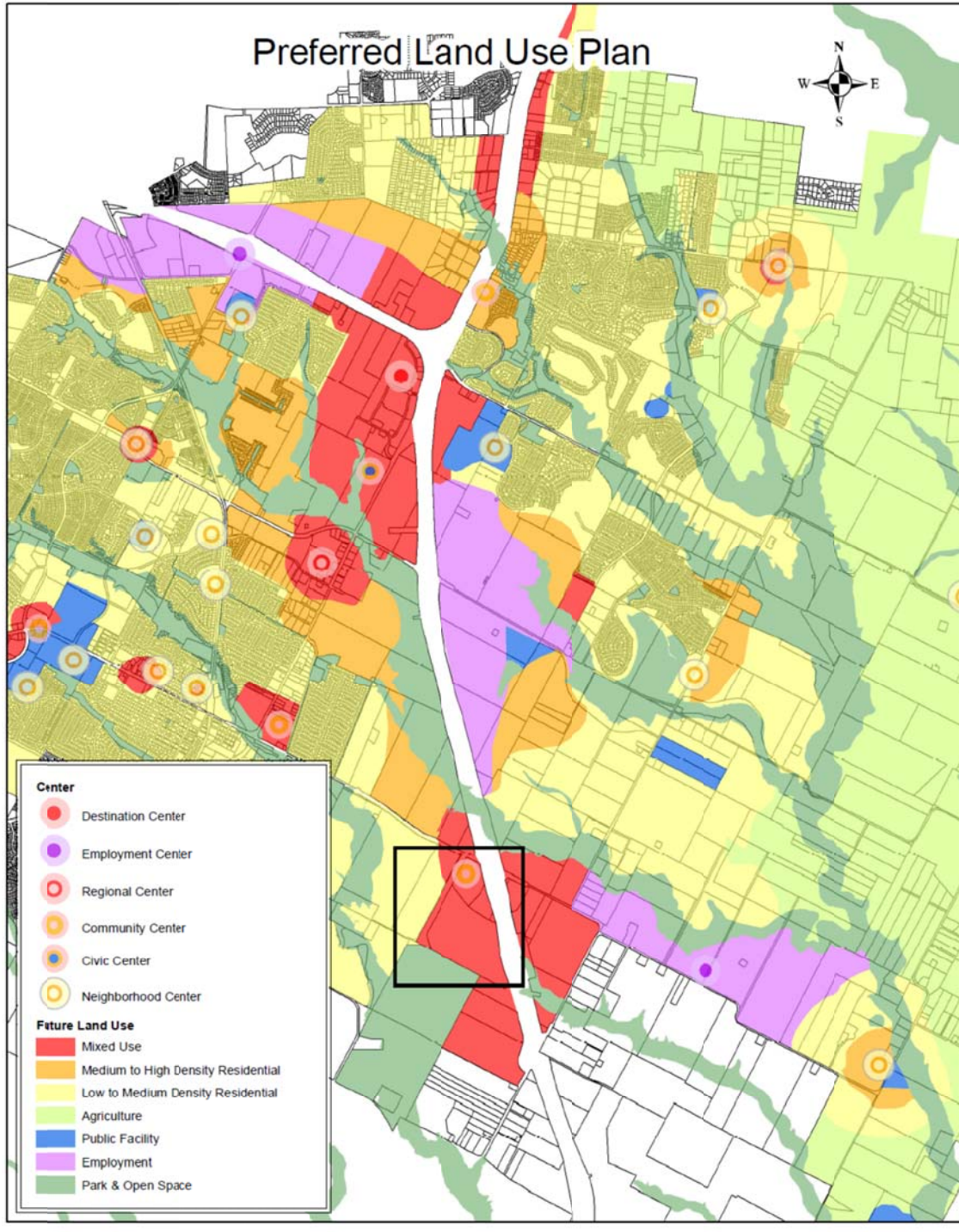
ATTACHMENTS:

- Notification Map
- Preferred Land Use Plan
- Application
- Exhibit B - Site Layout (Per Ordinance)
- Ordinance

NOTIFICATION MAP:



PREFERRED LAND USE VISION PLAN:



SITE LAYOUT: (Identified in draft ordinance as Exhibit B)

