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City Council:	1/8/2013	Phone:	512-990-6300

SUBJECT: Conduct a public hearing and consider approving an ordinance on first reading with the caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 1015-09-09-08 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING AN AMENDMENT TO THE SPECIAL DISTRICT ORDINANCE NO. 1091-11-10-25 FOR A LIGHT INDUSTRIAL USE IN CORRIDOR URBAN CENTER LEVEL 5 (CL5) FOR LOT 4 OF THE RENEWABLE ENERGY PARK SUBDIVISION, APPROXIMATELY 15 ACRES OUT OF THE W. CALDWELL SURVEY NO. 66, ABSTRACT 162, PFLUGERVILLE, TX, GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF SH 130 AND E. PECAN STREET, TO BE KNOWN AS THE PROJECT JERSEY SPECIAL DISTRICT. (SD1211-01), AND PROVIDING AN EFFECTIVE DATE.

THIS IS AN APPROVED SPECIAL DISTRICT WITH A PROPOSED AMENDMENT TO THE CONDITIONS PLACED ON THE PROJECT BY THE SPECIAL DISTRICT ORDINANCE.

PROJECT DESCRIPTION:

City Council approved the Project Jersey Special District on October 25, 2011 to allow for a Light Industrial Use in Corridor Urban Center 5 (CL5) on Lot 4 of the Renewable Energy Park Subdivision otherwise known as 130 Commerce Park.

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: Two 115,500 square-foot tilt wall warehouse buildings are proposed to be constructed on the 15-acre Lot. The primary storefront facades are oriented to face the public rights-of-way of SH 130 and the proposed interior public street. There will be minimal visibility of the truck courts due to the proposed orientation of the buildings. At the time of the Special District approval in October of 2011, the architectural design was not formally proposed. Therefore, Staff had requested a condition to be placed on the project to satisfy the minimum architectural requirements inclusive of the horizontal and vertical articulation requirements. Building articulation is a variation in the roof line and projections and recesses in building wall planes. Both horizontal (projection and recesses of walls) and vertical (variations) articulation is required within the light industrial architectural standards. However, Staff recognizes that the vertical articulation requirements for an industrial building of this scale are excessive, and therefore does not meet the intent of the code. As shown on Exhibit A, in accordance with condition #3 within the ordinance, a minimum of 15% of the exterior primary façades incorporate accent materials other than tilt-wall.

The following conditions were placed on the project by the approved Special District ordinance # 1091-11-10-25.

Item	Condition	Purpose
1	Primary Facades shall be oriented to public rights-of-way, while the truck courts be shielded from view with the use of wing walls	Maintain visual aesthetics of development.
2	Meet minimum architectural standards for industrial structures per Subchapter 9, Section G.	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	Meet minimum landscape area and planting requirements per Subchapter 5 for light industrial standards.	Ensure minimum landscape requirements are met.
5	Meet minimum parking standards for Light Industrial Service per Subchapter 10.	Ensure minimum parking requirements are met.
6	Meet minimum site lighting standards per Subchapter 13.	Ensure site lighting requirements are met.
7	Outdoor storage is limited to the storage of trailers in the designated truck court area shielded from view by the use of wing walls.	Maintain visual aesthetics of development; Minimize any perceived negative impacts this development may have on future development in the area.

The owner, EVS Metal, has requested that condition #2 regarding the architectural standards be amended to read as follows: "Architectural standards to be generally in conformance with Exhibit A – Building Elevations."

PLANNING AND ZONING COMMISSION RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the amendment to the Project Jersey Special District ordinance on December 3, 2012.

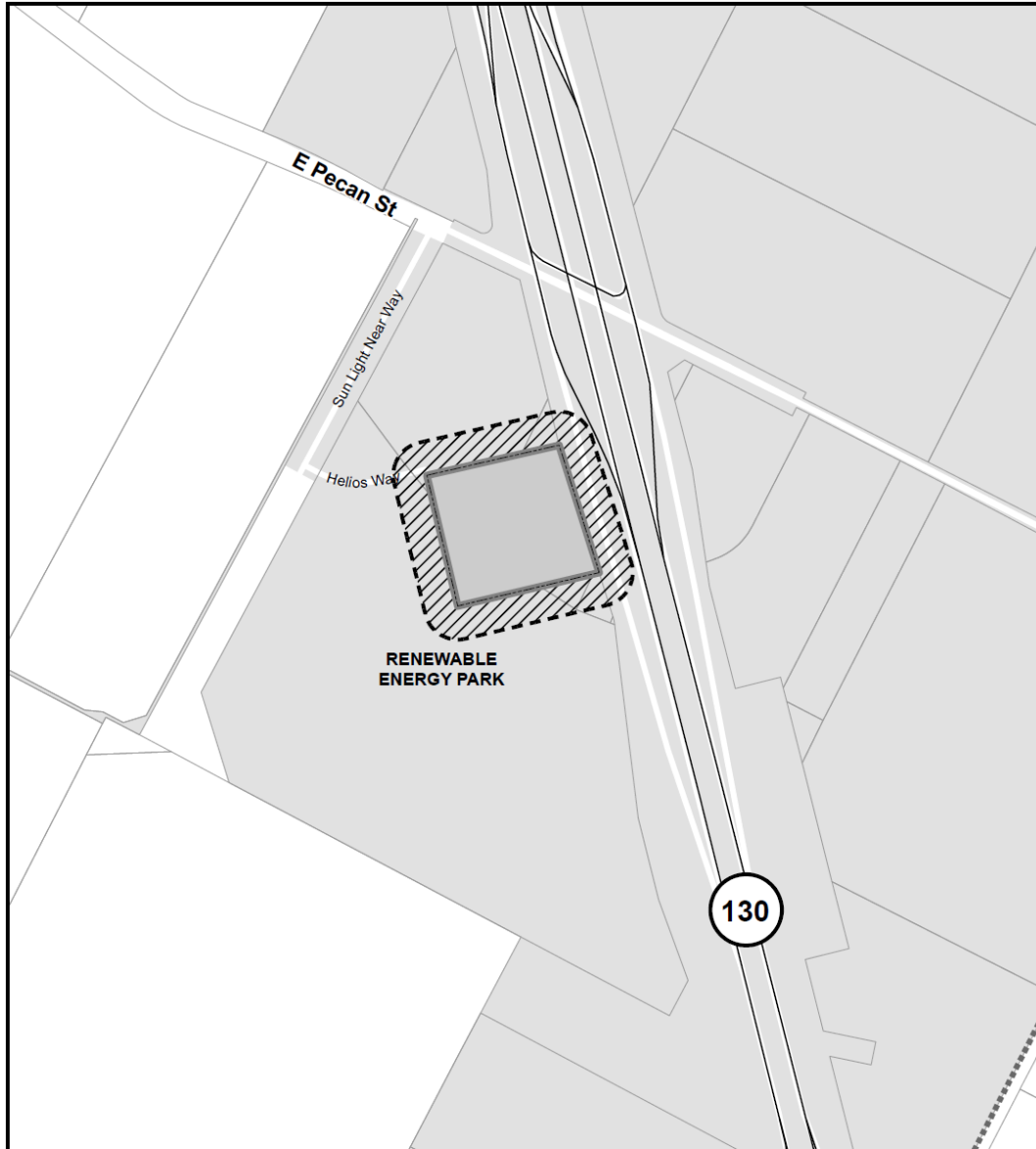
NOTIFICATION:

Notification letters were sent to property owners within 200-ft. of the proposed site. A sign was placed on the property prior to November 21, 2012 and a public notice appeared in the Pflugerville Pflug newspaper on November 21, 2012.

ATTACHMENTS:

- Notification Map
- Exhibit A – Building Elevations
- Exhibit B – Approved Site Plan
- Exhibit C – Ordinance # 1091-11-10-25 (Project Jersey)
- Proposed Ordinance

NOTIFICATION MAP:



<p>130 Commerce Park Rezone (CL5 - SD)</p> <p>Case Number: SD1211-01</p> <p>11/12/2012</p>	<p>Legend</p> <ul style="list-style-type: none"> Specific Use Permit Notification Area City Limits ETJ <p style="text-align: center;">0 500 1,000 Feet</p>	<p style="text-align: center;">N</p> <p style="text-align: center;">When required 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;"> PFLUGERVILLE TEXAS</p>	<p style="text-align: center;">Locator Map</p>
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BUILDING ELEVATIONS: Refer to Exhibit A.

SITE PLAN: Refer to Exhibit B.

ORDINANCE: Refer to Exhibit C - Ordinance No. 1091-11-10-25.

PROPOSED ORDINANCE: Refer to the attachment.