

**STAFF REPORT**

**Planning and Zoning:** 10/3/2022      **Staff Contact:** Kristin Gummelt, Planner I  
**City Council:** 10/25/2022      **E-mail:** [kristing@pflugervilletx.gov](mailto:kristing@pflugervilletx.gov)  
**Case No.:** 2022-5-SUP      **Phone:** 512-990-6300  
**Legistar No:** ORD-0676

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**SUBJECT:** To receive public comment and consider an application for a Specific Use Permit for proposed uses of Industrial Uses (Light) and Office/Warehouse within the Urban Center: Level 4 (CL-4) zoning District for an approximate 87.520-acres of land, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, generally located south of Pecan Street, north of Cameron Road, and west of SH 130 Toll to be known as the 15000 Cameron Road Specific Use Permit (2022-5-SUP).

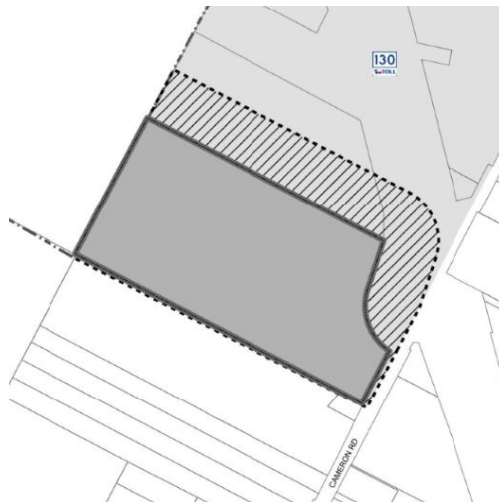
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**SUMMARY OF THE REQUEST:**

The applicant is requesting a Specific Use Permit to allow for the uses of Industrial Uses, Light and Office/Warehouse within the Urban Center: Level 4 (CL-4) zoning district for an approximately 87.520-acre property to allow for proposed light industrial and office/warehouse uses. The applicant is proposing to construct a business/industrial park at this location to serve a variety of tenets while primarily focusing on business distribution.

**LOCATION:**

The subject property is generally located west of SH 130, north of Cameron Road and south of the SH 130 Commerce Park. The property is currently an unplatted 87.520-acre tract of land out of the William Caldwell Survey Abstract No. 162.



**HISTORY:**

The property was annexed into the city in 2007 as part of a city-initiated annexation by Ordinance No. 880-07-04-24, and was later rezoned to Urban Center: Level 4 (CL-4) in April 2007 by Ordinance No. 913-07-10-09. The property is currently undeveloped with a single family home on it.

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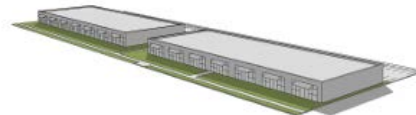
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**SURROUNDING ZONING AND LAND USE:**

Adjacent	Base Zoning District	Existing Land Use
North	Urban Center: Level 4 (CL-4)	Single-Family
South	ETJ	Vacant
East	ETJ	Vacant
West	ETJ	The Northeast Metropolitan Park: Public Parkland



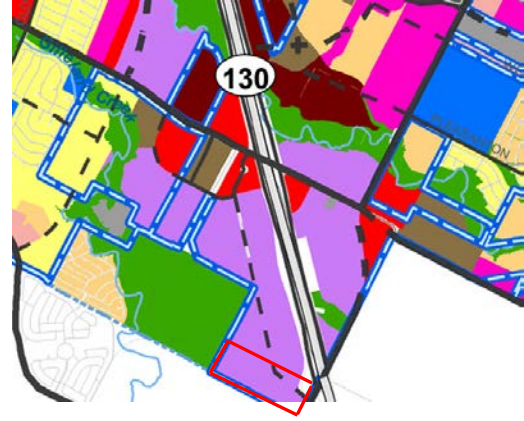
**COMPREHENSIVE PLAN COMPATABILITY:** The Future Land Use Map adopted through the Aspire Pflugerville 2040 Comprehensive Plan, identifies the area as Employment. The use of Light Industrial/Flex space is identified as an appropriate primary use. Furthermore, the Aspire 2040 Plan creates character districts, and this property is located within the East Pecan District. One of the objectives of the East Pecan District is to “expand 130 Commerce Park as an economic engine and consider diversification of the building types to support other target industries.” It further describes this area as an economic hub of employment.



Light Industrial/Flex Space

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In addition, in 2019 and 2020, the city updated the Transportation Master Plan as well as the Water and Wastewater Master Plans, which serve as an extension of the city's comprehensive plan. In all 3 of these plans, the property is shown as Light Industrial/ Employment. The Transportation Master Plan (TMP) identifies Impact Way as a major collector which, at full build-out, is 3 lanes, center turn lane roadway with a right-of-way width of 70 feet and will extend south to connect to Cameron Road.



**PROPOSED SPECIFIC USE PERMIT:**

The applicant is requesting consideration for the uses Industrial Use, Light, as well as Office/Warehouse for the approximately 87.520-acre property within the CL-4 district to allow for a variety of light industrial uses, primarily business distribution. The use chart allows these uses within the CL-4 district by Specific Use Permit. The purpose of a Specific Use Permit is to ensure compatible land uses and harmonious development with the area where the uses may not be allowed by right but through an SUP.

The city's Unified Development Code defines these uses as follows:

**INDUSTRIAL USE, LIGHT-** 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.

**OFFICE/ WAREHOUSE-** A building, or a portion of a building which is a structurally separate and functionally distinct unit, primarily devoted to storage, warehousing and distribution of goods, merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.

While the property would be required to adhere to development standards as outlined in the Unified Development Code at the time of development, there is an attached concept plan that shows a conceptual view of how this site may be laid out.

**PURPOSE OF SPECIFIC USE PERMIT:**

A Specific Use Permit 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 Specific Use Permit is similar to a zoning request in that the application is considered by public hearings 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, which allows consideration for creating compatibility for uses that are allowed through a Specific Use Permit.

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The Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the Specific Use Permit request:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses. *This parcel is located at the corner of a major collector (Impact Way) and major arterial (Cameron Rd). It is located just south the SH 130 Commerce Park which has a variety of uses such as Office/Warehouse, Industrial Uses (Light), and Data Center. Overall, the proposed use is harmonious and compatible with surrounding existing and proposed uses.*
2. Whether the activities requested by the applicant are normally associated with the requested use. *The proposed activities that the applicant requested are consistent with the proposed use of Industrial Uses (Light) and Office/Warehouse, as defined by the UDC.*
3. Whether the nature of the use is reasonable; and *The proposed uses and the nature of the proposed development is generally consistent with the area.*
4. Whether any adverse impact on the surrounding area has been mitigated. *The development will be required to meet all code requirements for the proposed land use including but not limited to screening of the truck docks, overhead doors, and trailer parking from the right-of-way, major drive aisles, and patron parking. When evaluating a Specific Use Permit, it is similar to a rezoning request in evaluating the compatibility of the specific use and not just what the applicant is proposing on the conceptual drawing. Staff finds that the proposed conceptual drawing meets the intent of the code and recommends conditions associated with the design of future buildings.*

In addition to the SUP criteria that is outlined in 3.8.4, Criteria for Approval, there are additional requirements and criteria for SUPs that are requested within the corridor districts outlined in 3.8.6, Additional Criteria for Corridor Districts. Staff finds that the requested SUPs and corresponding concept plan for Office/Warehouse and Industrial Use, Light meets all criteria for SUPs within the corridor district, including structures being oriented toward public streets; the extension of Impact Way will be extended through the site in compliance with improving connectivity; the applicant exhibits compatibility with the design and development patterns of the area, as well as compatibility of the character of the area; and has no negative impact on the historic, cultural, or architectural nature of the site or surrounding area.

Furthermore, in granting a Specific Use Permit, conditions may be imposed upon the proposed use.

The SUP is evaluating the land use specifically and compatibility with the adjacent land uses, and at the time of development, the applicant would be required to adhere to all UDC regulations for the development, including but not limited to zoning, subdivision, site plan, landscaping, articulation, parking, etc.

**STAFF RECOMMENDATION:**

The applicant is requesting an SUP for the use of Industrial Uses, Light and Office/Warehouse. The uses are permitted within the Urban Center: level 4 (CL-4) district by Specific Use Permit (SUP). The site design and architecture will be reviewed by the city in the standard site development process.

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The proposed land use is compatible with the Comprehensive Plan as well as the related sub-master plans. The area is intended for light industrial uses and employment. The Industrial Uses, Light and Office/Warehouse uses align with the Comprehensive Plan's intent of the property as employment. In addition, the proposed uses meet Goal 8 of the Aspire 2040 plan, which is to "create a land development ecosystem supportive of diverse employment opportunities ranging from small start-ups to Fortune 500 corporations to increase the number of residents that work in Pflugerville and also elevate the community's image." In addition, one of the objectives of this goal encourages development that cultivates, supports, and assists in the growth of small businesses by providing spaces for start-ups as well space for growth. While there is not a specific user identified for this site the proposed uses for this site is in compliance with the goals and intent for this area outlined in the Aspire 2040 plan.

Furthermore, staff finds that the proposed Specific Use Permit (SUP) request for Industrial Uses, Light and Office/Warehouse uses complies with all four criteria outlined in the Unified Development Code (UDC) Section 3.8.4, SUP Criteria for Approval, as well as 3.8.6, Additional Criteria for Corridor Districts.

For the reasons outlined above, staff is recommending approval as presented with the conditions as follows:

- That the truck court area be oriented inwards, and the front-facing facade oriented towards the public street and the public park, when possible.
- If the truck court orients towards the park to the south or can be seen from public right-of-way there shall be an 3ft berm and a vegetative buffer consisting of 4 evergreen trees and 15 evergreen shrubs per 100 linear feet or a buffer wall that adheres to standards in subchapter 11.8.3. Trees shall be planted at a size to provide immediate screening of the truck court.
- Wing wall as required by the UDC in subchapter 11.8
- No outdoor storage

**NOTIFICATION:**

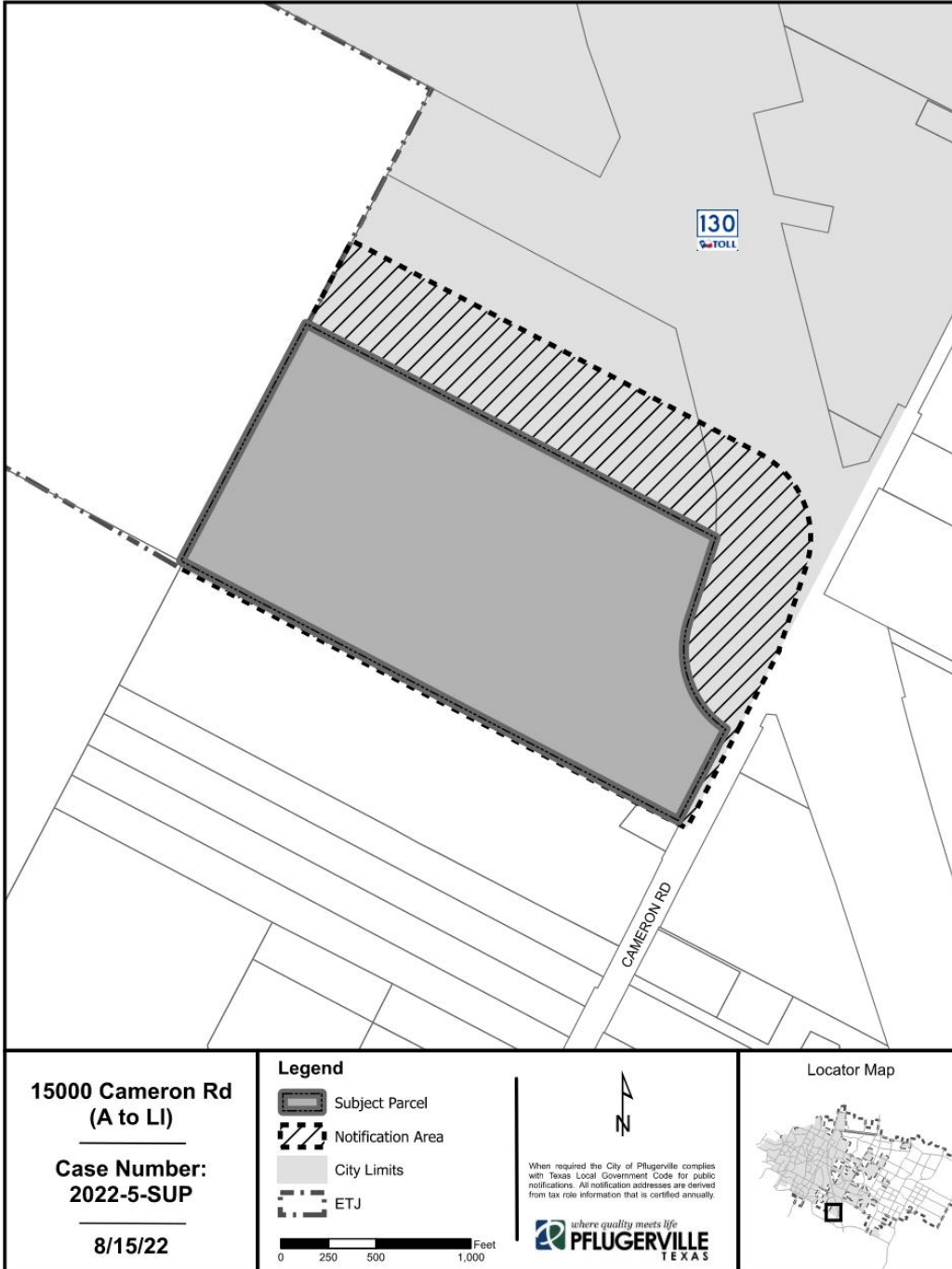
Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the newspaper. At time of staff report, there have been no inquiries.

**ATTACHMENTS:**

- Notification Map
- Letter of Intent
- Site Photos
- Proposed Concept Plan

**NOTIFICATION MAP:**

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**LETTER OF INTENT**



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**LANGAN**

**Memorandum**

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9606 N. Mopac Expressway, Suite 110 Austin, TX 78759 T: 737.289.7800 F: 737.289.7801

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**To:** City of Pflugerville Planning and Zoning Commission and City Council

**From:** Kyle Bogardus, PE  
Emily Mahoney, PE

**Info:** Reid Dunbar, EastGroup  
Tara Warren, EastGroup

**Date:** August 15, 2022

**Re:** Specific Use Permit Request  
15000 Cameron Road  
Pflugerville, TX  
Langan Project No.: 531019001

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This memorandum serves as the letter of intent regarding a Specific Use Permit request for the above referenced property.

The subject property, located at 15000 Cameron Road, is within the City limits of Pflugerville, and is currently zoned CL4, Urban Level 4 Corridor District. CL4 is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and SH 45 corridors. Within the CL4 District, both Industrial Uses (Light) and Office/Warehouse require a Specific Use Permit, and require consideration of impacts associated with this particular location for the proposed use. The applicant is requesting a Specific Use Permit for these two uses, and is proposing a high quality business/industrial park, primarily focusing on business distribution.

This request for a Specific Use Permit for Light Industrial and/or Office/Warehouse meets the following considerations and criteria for approval:

- **Conformance with the Comprehensive Plan** – the Comprehensive Plan and Future Land Use Map for the City of Pflugerville identifies this area as an Employment Center. The intended use is in conformance with this designation.
- **General objectives of the City** – as discussed above, the proposed uses are in conformance with the general objectives of the City. Additionally, the proposed site plan provides for the extension of Impact Way to Cameron Road, the location of which has been discussed with the City as well as the Pflugerville Community Development Corporation. A proposed site plan has been provided, drawn to scale, and showing the general arrangement of the project, together with essential requirements. Additionally, representative photos of similar developments the applicant has previously built are provided for context.
- **The proposed use(s) are harmonious and compatible with the surrounding existing uses or proposed uses** – the PCDC development to the north, SH 130 Commerce Center, has multiple lots that have received a Specific Use Permit for similar uses. While the neighboring properties between this development and the subject site are currently

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zoned CL4 and exist as agricultural use, the proposed extension of Impact Way along with the surrounding development and the Comprehensive Plan indicate that these areas will also be best served by a Specific Use Permit with similar uses.

- **The activities requested by the application are normally associated with the requested use** – the proposed site plan shows that the specific building types and uses are in accordance with the requirements of the requested uses. Additionally, the high quality of the end product further elevates the property within the parameters of the requested use.
- **The nature of the use is reasonable** – As discussed in detail above, the nature of the use is in accordance with the Comprehensive Plan, the Future Land Use Map, and the surrounding developments, and therefore is reasonable.
- **Any adverse impact on the surrounding area has been mitigated** – City code requires screening to prevent any adverse impact on the surrounding area. As shown on the provided landscape plans, the proposed development will include extensive screening to improve the views and provide a buffer for neighboring properties, and mitigate any adverse impacts.

As CL4 is a Corridor District, there are additional criteria for Specific Use Permit requests. This request meets this additional criteria as follows:

- **The application is complete and the information contained within the application is sufficient and correct enough to allow adequate review and final action** – all required materials are provided, as well as additional reference materials to aid in the review and approval process.
- **The application illustrates conformance with the four guiding principles for the SH 130 and SH 45 corridor and consideration of the following desirable characteristics:**
  - **Retail activity** – the subject site is not located along one of the preferred intersections for retail activity
  - **Structures should orient to the public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan** – as shown on the provided site plan, all structures orient to the public streets, with all truck courts and loading areas located behind the buildings and screened
  - **The extent of connectivity among proposed and existing right-of-ways is demonstrated** – The proposed site plan shows the proposed extension of Impact Way to Cameron Road, illustrating the connectivity between the proposed and existing ROWs
  - **The extent to which uses, such as freestanding pad sites, are clustered at focal points or key features within a development and relate to other**

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**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.** – Refer to the provided proposed site plan indicating the orientation of the proposed uses and gathering places including stormwater facilities.

- **The application illustrates compliance with the requirements and guidelines of this Chapter** – As discussed above, the application complies with the requirements and guidelines for a Specific Use Permit request.
- **The application exhibits compatibility of the design with surrounding properties and development patterns** – This development is compatible with the surrounding properties and development patterns, especially considering the current Specific Use Permits approved for the PCDC development to the north.
- **The application exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment** – Refer to the provided site plan and landscape plans showing the compatibility and coordination between the character of the streetscape and the planned surrounding built environment. The proposed Impact Way extension shall be constructed in accordance with the City requirements.
- **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** – the proposed use exhibits no negative impacts on the historic, cultural, or architectural nature of the site or surrounding area. The site is historically agricultural land.

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**Site Photos:**

Looking from the local street west towards the property



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The sign placed for the notification of a public hearing



Proposed Concept Plan

