

STAFF REPORT

Planning and Zoning:	2/1/2021	Staff Contact:	Ian Beck, Planner I
City Council:	2/23/2021	E-mail:	ianb@pflugervilletx.gov
City Council:	3/9/2021	Phone:	512-990-6303

SUBJECT: To receive public comment and consider an application for a Specific Use Permit for a proposed Office/Warehouse development in the Urban Center Corridor Level 5 (CL5) zoning district on an approximate 15.5-acre tract on Lot 3D of the Renewable Energy Park Replat of Lot 3C located along Impact Way; to be known as the SH-130 and Pecan Industrial Park Permit (SUP2012-01).

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 at 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.

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;
2. Whether the activities requested by the applicant are normally associated with the requested use;
3. Whether the nature of the use is reasonable; and
4. Whether any adverse impact on the surrounding area has been mitigated.

The Planning and Zoning Commission and City Council shall consider the following additional criteria for specific use permit requests within the Corridor zoning districts (CL3, CL4 and CL5).

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, and
 - 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 of connectivity among proposed and existing right-of-ways is demonstrated.
4. 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 components of the overall development. Such focal points or key features may include, but are not limited to retention systems,

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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.

In granting a specific use permit, the City Council may impose conditions upon the proposed use.

LOCATION:

The site for the proposed SH-130 and Pecan Industrial Park Permit (SUP2012-01) is located within a platted tract of land in the 130 Commerce Center known as Lot 3D of the Renewable Energy Park Replat of Lot 3C along Impact Way. The proposed project is located within the vacant lot directly south of two existing large industrial mixed-use buildings which contain several businesses such as: D-BAT Austin, EOS North America, Platinum Gymnastics, White Waves Food, Armbrust America and Life Last, Inc. Directly west to the proposed lot is the FedEx Ground Distribution Center and to the south is the Flooring Services South West Warehouse Distribution Center.



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ZONING:

The property is zoned Urban Center Corridor Level 5 (CL5).

PROJECT DESCRIPTION:

The applicant has proposed to develop two office/warehouse buildings with Building One's front façade oriented towards Impact Way and Building Two's front façade oriented towards State Highway 130. Per a setback perspective the front setback is applied to the building façade along Impact Way as the site runs adjacent to the public streets right-of-way (ROW) with drive entrances stubbed into the site. The design and location of the building placements are similar to the two existing industrial mixed-use buildings adjacent to the site along the northern property line located within the 130 Commerce Park. The proposed office/warehouses are anticipated to have a combined size of 247,212 square feet. Building One will utilize 15,450 square feet for office space and 113,530 square feet for warehouse use and Building Two will utilize 23,600 square feet for office space and 94,632 square feet for the warehouse use. All necessary site improvements for access, utility services, grading and drainage, parking and environmental requirements will be developed per the City of Pflugerville's development standards.

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Land Use: According to the Unified Development Code, an office/warehouse is 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 office, and display areas for products sold and distributed from the storage and warehousing areas.

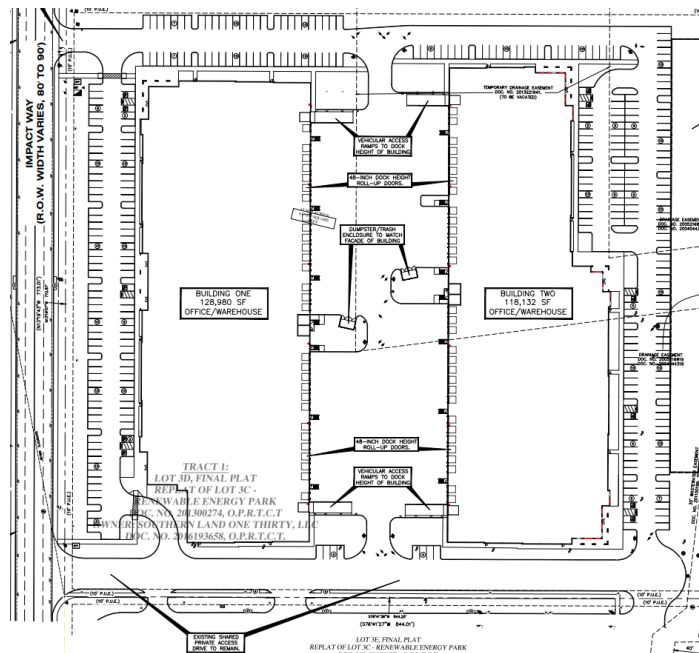
At this time the applicant has not confirmed a specific tenant who will be operating out of the proposed office/warehouses.

The establishment has proposed the following hours of operation:

- Monday through Friday: 7am-7pm.
- Saturday's: 7am-5pm.

Parking and Circulation: Pursuant to Subchapter 10 Table 10.4.6 of the Unified Development Code, an office warehouse has a required parking standard of 1:300 square feet of office and 1:1000 square feet of warehouse. Per the proposed building footprint, the proposed office/warehouse will need to provide a minimum of 340 parking spaces.

The interior space between Buildings One and Two will be utilized as the warehouse's service court providing access to all proposed loading docks within the site. The outside perimeter of each buildings drive aisle is proposed to include 90 degree parking spaces, servicing the minimum parking requirements for an office/warehouse use. The conceptual site plan shows two drive entrances off Impact way providing two drive aisles to access the service court located in the middle of the site while also providing full circulation between the entrance and the proposed parking fronting onto State Highway 130.



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During the review of a separate traffic impact analysis (TIA) report for the development of Project Charm, it was identified that Pecan Street needed to be widened to 6 lanes for the road and nearby intersections for the street to operate at acceptable levels of service. The TIA also identified that Pecan Street and the nearby intersections (Sunlight Near Way, Impact Way) would operate more efficiently if the median were to be extended creating right in and right out turns, due to the proximity of these intersections and the small weaving distances for vehicular turns. These roadway improvements were approved for construction as a part of a separate construction plan set outside the scope of this SUP application.

Additionally, in year 2020 a new light signal was installed at the Biltmore Avenue and Pecan Street intersection just north of the Biltmore at the Park Apartments. The newly installed light was constructed to further help control the amount on-coming vehicular traffic flow running west and east bound on Pecan Street while also providing protected right and left turns onto Pecan St from Biltmore Avenue.

Structural Modifications and Landscaping: The proposed office/warehouse will be reviewed under Subchapter 9 Section 9.5 of the Unified Development Code to ensure the building's design complies with the UDC. The office/warehouse will have a minimum landscape requirement of 15% with 1 tree and 4 shrubs planted per 300 square feet of the lot landscaped, as well as street scape requirements along Impact Way and State Highway 130.

Signage: No signage currently exists on site. All proposed signage will need to follow the regulations per Chapter 154 of the City of Pflugerville Code of Ordinances.

LAND USE COMPATIBILITY:

The proposed office/warehouses are planned to be developed within the vacant lot to the south of two existing industrial sized mixed-use buildings fronting State Highway 130 and Impact Way. The area is within the 130 Commerce Park of Pflugerville and is surrounded by several compatible uses including hotels, professional offices, office/warehouses, and a distribution/logistics center. As proposed, the office/warehouses will develop Building One's front façade to be oriented towards Impact Way and Building Two's front façade to be oriented towards State Highway 130. Streetscape will be utilized to beautify the site and provide additional screening for the office/warehouse development along Impact Way and State Highway 130 right-of-way frontages. The proposed office/warehouses will not exhibit negative impacts on known historic, cultural, or architectural nature of the site or surrounding area as they are designed similarly to the existing office/warehouse structures within the surrounding area.

STAFF RECOMMENDATION:

The proposed Specific Use Permit request is located within the 130 Commerce Park of Pflugerville in the Urban Center Corridor Level 5 (CL5) zoning district. The proposed office/warehouses are anticipated to be utilized for storage, warehousing and distribution of goods, merchandise, supplies and equipment. The hours of operation for the office/warehouses will be 7am-7pm Monday through Friday and 7am-5pm on Saturday. Given the hours of operation, noise is not anticipated to be an issue for the surrounding uses.

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All site development regulations per the Urban Center Level 5 (CL5) zoning district will be applied to the site and reviewed with the site plan. Each building fronts along a public street (either Impact Way or State Highway 130) this is similar to the existing structures along both streets.

The site includes two drive entrances which provides circulation into the service court and perimeter parking. The proposed structures do not show any substantial negative impacts on the historical, cultural, or architectural nature of the surrounding area and will be designed similarly to the surrounding office/warehouse and industrial mixed-use structures. The proposed SH-130 and Pecan Industrial Park Permit (SUP2012-01) meets all criteria included per Subchapter 3 as well as the additional criteria for a Specific Use Permit located within a Corridor District, therefore, staff recommends approval of the request with no specific conditions.

NOTIFICATION:

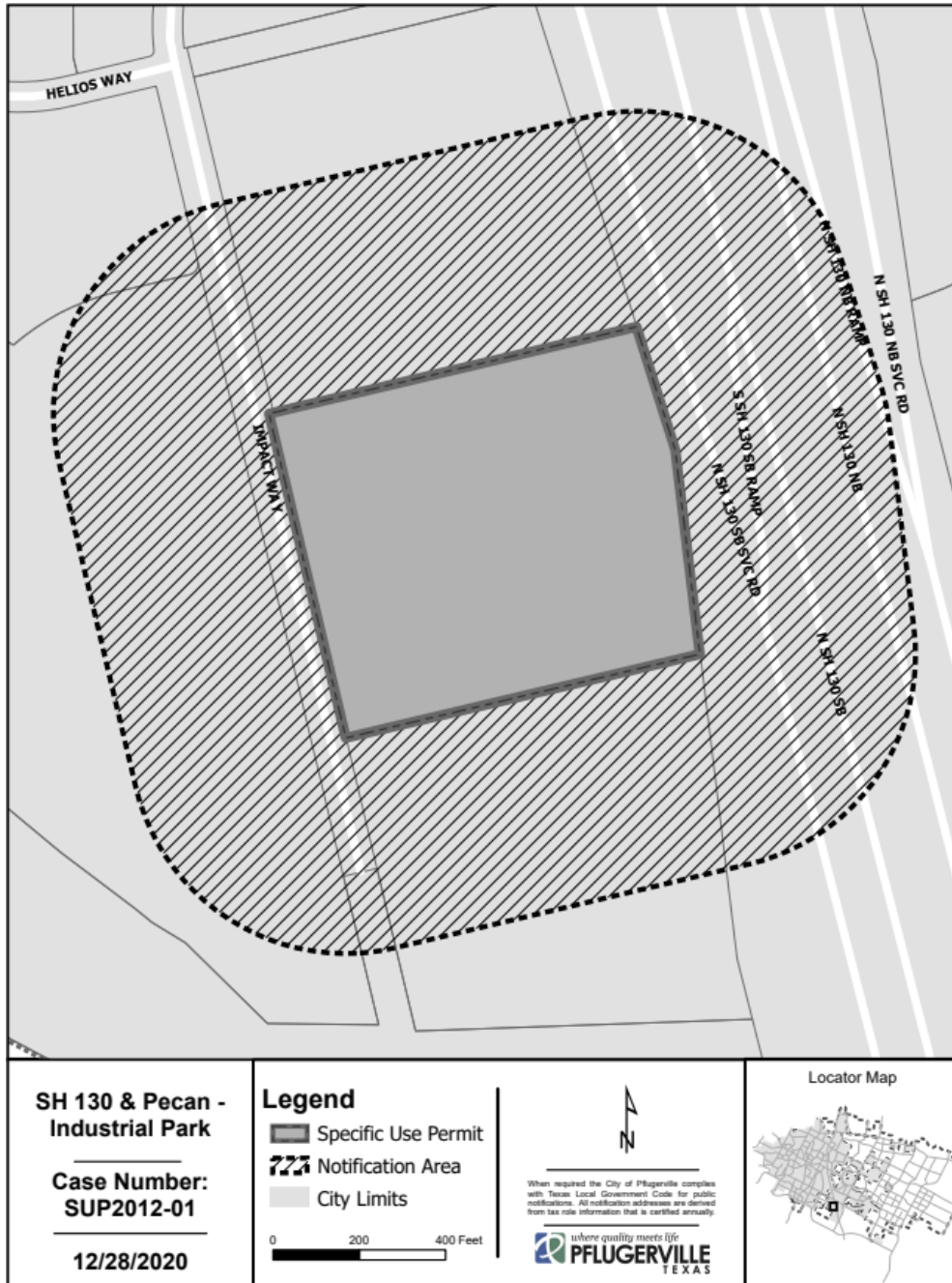
Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property and a public notice appeared in the Pflugerville Pflag newspaper.

ATTACHMENTS:

- Notification Map
- Applicant Project Description
- Proposed Location
- Survey
- Conceptual Site Plan

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NOTIFICATION MAP:



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APPLICANT PROJECT DESCRIPTION:



December 28, 2020

30206397.00

Pflugerville City Council
Planning and Zoning Commission
P.O. Box 589
100 East Main Street, Suite 300
Pflugerville, Texas, 78691

RE: Summary Letter for Specific Use Permit
SH-130 & Pecan – Industrial Park
15825 Impact Way, Pflugerville, Travis County, Texas 78660

Dear Council Members:

Please accept this Summary Letter and report along with the accompanying Specific Use Permit application for the proposed SH-130 & Pecan Industrial Park development. The proposed project is located at 15825 Impact Way, located entirely within the Full Purpose Jurisdiction of the City of Pflugerville, Texas. The subject site is approximately ±[15.6]-acres and is currently undeveloped. The proposed project will consist of the design and construction of two office warehouses (approximately 247,000 SF) along with all necessary site improvements for access, utility services, grading and drainage improvements, and environmental protections.


The property is located within the Wilbarger Creek Watershed. The subject site is not located within the Edwards Aquifer Recharge Zone nor the Contributing Zone as defined by the City of Austin. Additionally, no portion of the subject tract is located within a 100-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0290J, dated August 18, 2014.

Presently the site is zoned within corridor district CL5 (Urban Center). This zoning allows for the proposed office warehouse building use, provided that a Specific Use Permit is approved. We have submitted a Specific Use Permit application along with this letter. To our knowledge, the enclosed materials are complete, correct, and in full compliance with the Unified Development Code of the City of Pflugerville and should be sufficient for the Specific Use Permit application process. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely,

WGI

Texas Engineering Firm No. F-15085



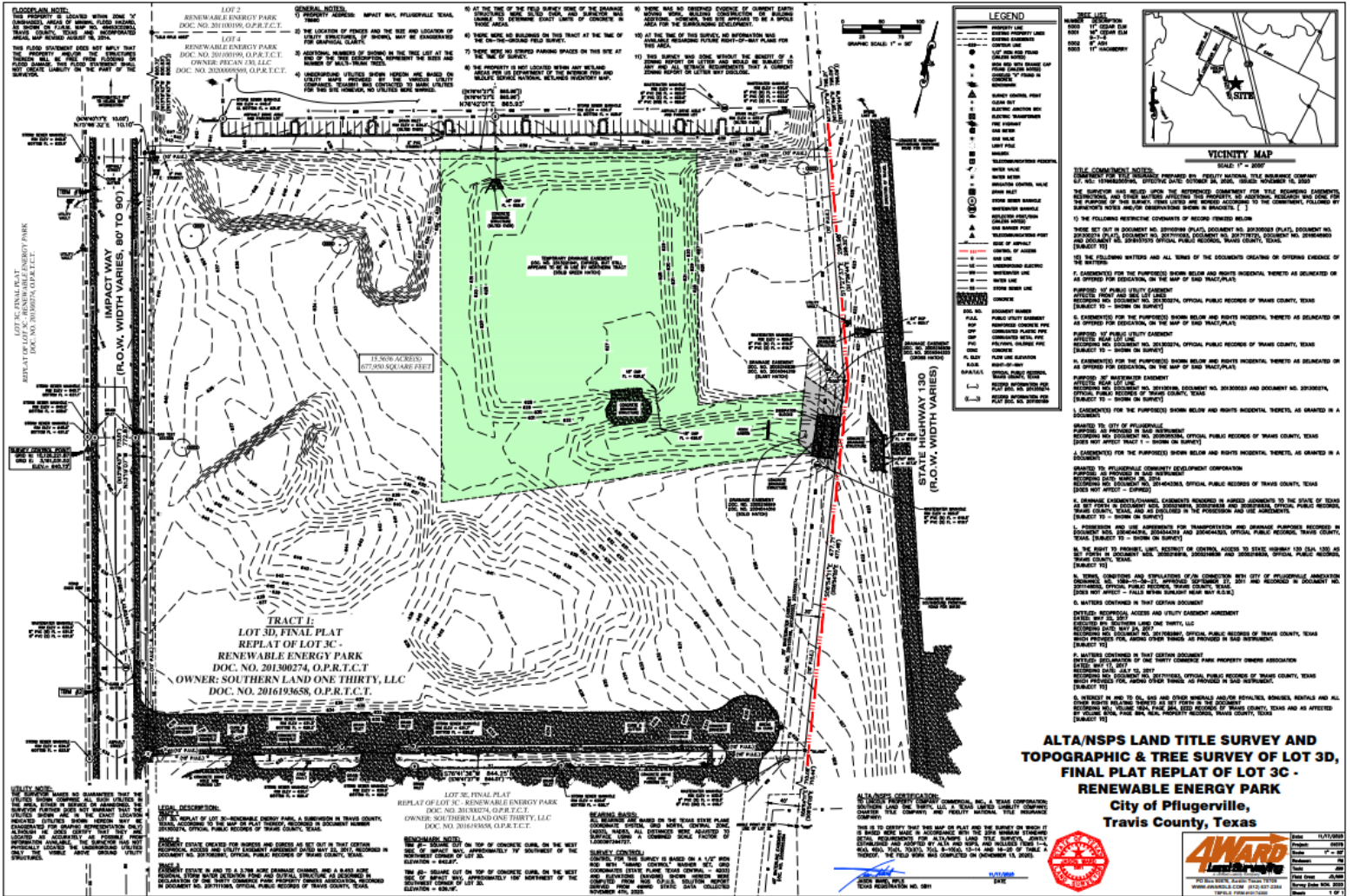
Cliff Kendall
Market Leader

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PROPOSED LOCATION



SURVEY:



**ALTA/NSPS LAND TITLE SURVEY AND
 TOPOGRAPHIC & TREE SURVEY OF LOT 3D,
 FINAL PLAT REPLAT OF LOT 3C -
 RENEWABLE ENERGY PARK
 City of Pflugerville,
 Travis County, Texas**

CONCEPTUAL SITE PLAN:

