

AGENDA REPORT

Planning and Zoning: 11/5/2012
City Council: 11/27/2012
City Council: 12/11/2012

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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 LIGHT INDUSTRIAL USES FOR APPROXIMATELY 5 ACRES OF LOT 3 OF THE RENEWABLE ENERGY PARK SUBDIVISION, LOCALLY ADDRESSED AS 3701 HELIOS WAY, TO BE KNOWN AS THE EIEIO SPECIAL DISTRICT. (SD1210-01), AND PROVIDING AN EFFECTIVE DATE.

Background

The applicant has applied for a Special District permit to allow for a light industrial use on a portion of Lot 3 of the Renewable Energy Park Subdivision, branded as the 130 Commerce Center. The proposed office/light industrial/warehouse building is generally located on the southeast corner of Helios Way and Sun Light Near Way. The property is zoned Corridor Urban Level 5 (CL-5). In order for the industrial 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.

The subject property includes 4.797 acres of the larger 116.34 acre Lot 3 of the Renewable Energy Park Subdivision approved in 2011. Upon approval of the Special District, the applicant plans on proceeding with subdividing Lot 3 to allow for the 4.797 lot to be created.

Project Description

The applicant is proposing an Office/Light Manufacturing/Warehouse building on 4.797 acres of Lot 3 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: A 40,600 sq.ft. building is proposed on the 4.797 acre tract. 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 Specific Use permit application, the applicant has submitted an architectural waiver request. The CL5 district allows a maximum of 15% accent materials (both primary and accent materials permitted in the CL5 district can be seen in Table 1 below) on all exterior walls on the first two stories. With the initial special district application, both the architectural waiver request and the building elevations showed the percentage of accent materials on the South Elevation (17%), the West Elevation (88%), and the East Elevation (35%) to be exceeding the allowable percentage. The North Elevation, the primary façade, meets the UDC’s building material requirement. The proposed accent materials for the EIEIO building are corrugated metal, prefinished metal panels, and stucco. These materials and their percentages are similar to what has been approved on other site plans within the same subdivision.

A second set of building elevations (Exhibit “C”) were submitted after the initial set that replaces the concrete tilt wall with stucco, while keeping all other materials consistent with the first set. Under the CL5 district’s architectural requirements, the building materials used will constitute 100% accent materials.

The applicant is looking for flexibility in the building materials and would like both options to be considered for approval. While recognizing the property is zoned CL5, the building will be an industrial use, and the intent of the Renewable Energy Park was to include industrial uses. Based on the architectural requirements in the Industrial zoning district the building materials proposed in both options exceed the percentage of required masonry (See Table 2 for permitted building materials in Industrial zoning districts).

Table 1: Building materials permitted in Corridor Overlay District

Primary Materials	Clay brick
	Natural and manufactured stone
	Marble
	Tilt-wall concrete panels
Accent Materials	Architectural concrete block
	Stucco
	Exterior insulation and finish systems (EIFS)
	Hardiplank or similar materials
	Sealed and painted concrete

Table 2: Building materials permitted in Industrial Districts

Primary Materials *Walls facing a collector or arterial roadway or residential district must consist of 100% masonry. All other exterior walls visible from a public right of way must consist of 25% masonry	Brick, stone, cast stone, rock, marble, granite, glass block or tile
	Stucco or plaster
	Exterior Insulation and Finish System (EIFS)
	Metal (for beams, lintels, trim elements and ornaments)
	Split-face concrete block, poured-in-place concrete, and tilt-wall concrete
Accent Materials	Corrugated metal or other types of metal
	Other materials approved by Zoning Administrator

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 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 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 multi-family 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 and are consistent with previously approved site plans, Staff recommends approval of the architectural waiver request to allow for accent materials that exceed the allowable percentage in the CL5 zoning district.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

A public hearing was held November 5, 2012 at the Planning and Zoning Commission meeting for the EIEIO Special District which included an architectural waiver request. Both the special district and the architectural considerations are subject to the Planning and Zoning Commission as well as City Council's approval and are considered together.

Generally in accordance with the Preferred Land Use Vision plan and the goals of the Comprehensive Plan, the Planning and Zoning Commission recommends approval of the industrial component of the Special District application. In terms of the architectural considerations, the Commission recommended approval of Option 1 as presented, but not of Option 2. The Commission had questions for the applicant regarding the proposed building materials, but a representative for EIEIO was not in attendance to provide further clarification.

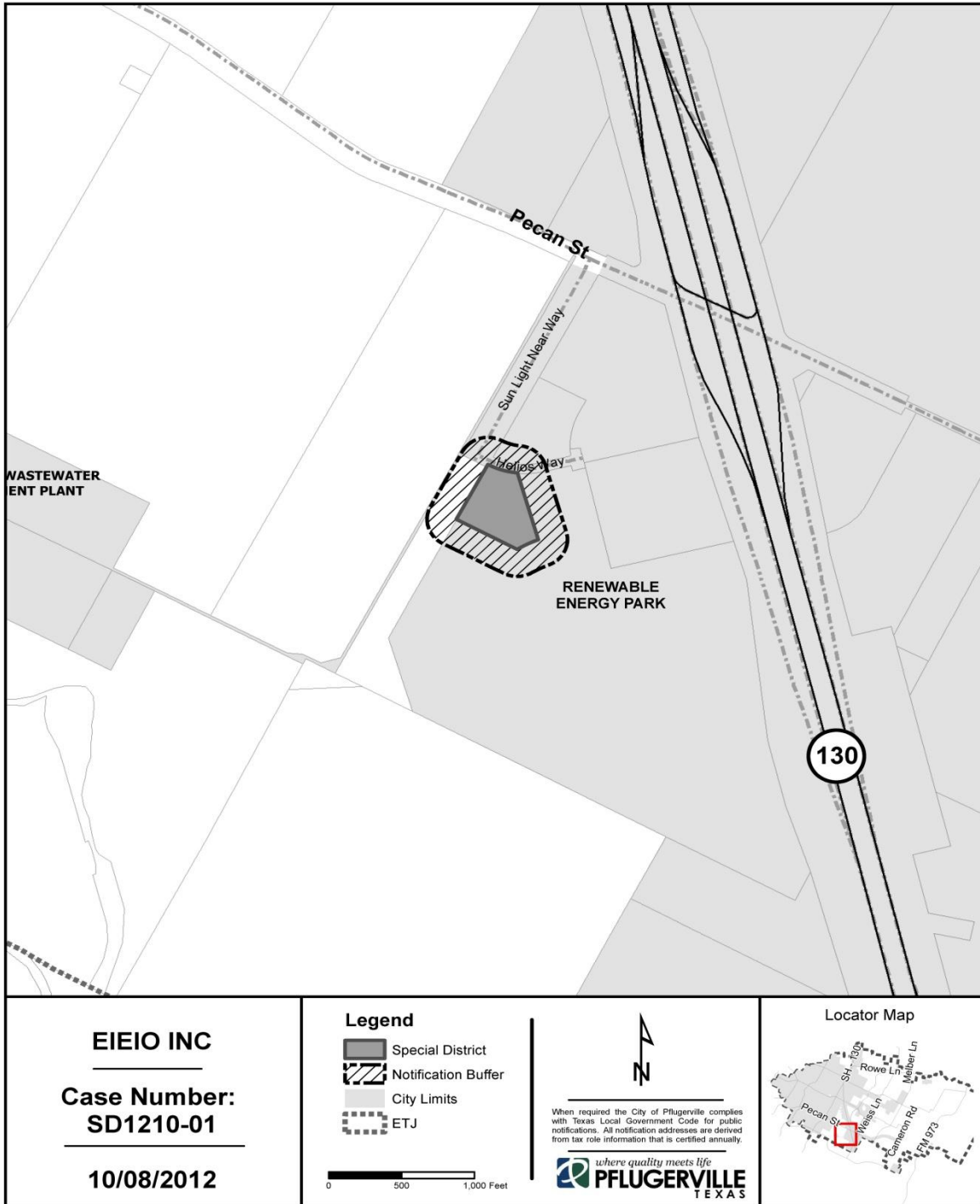
NOTIFICATION:

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 prior to October 19th, and a public notice appeared in the *Pflugerville Pflag* newspaper on October 25th.

ATTACHMENTS:

- Notification Map
- Preferred Land Use Plan
- Application
- Architectural waiver request
- Exhibit "A"- Conceptual site plan
- Exhibit "B"- Building Elevations Option 1 "Not for regulatory approval, permitting or construction."
- Exhibit "C"- Building Elevations Option 2 "Not for regulatory approval, permitting, or construction."

NOTIFICATION MAP:



PREFERRED LAND USE VISION PLAN:

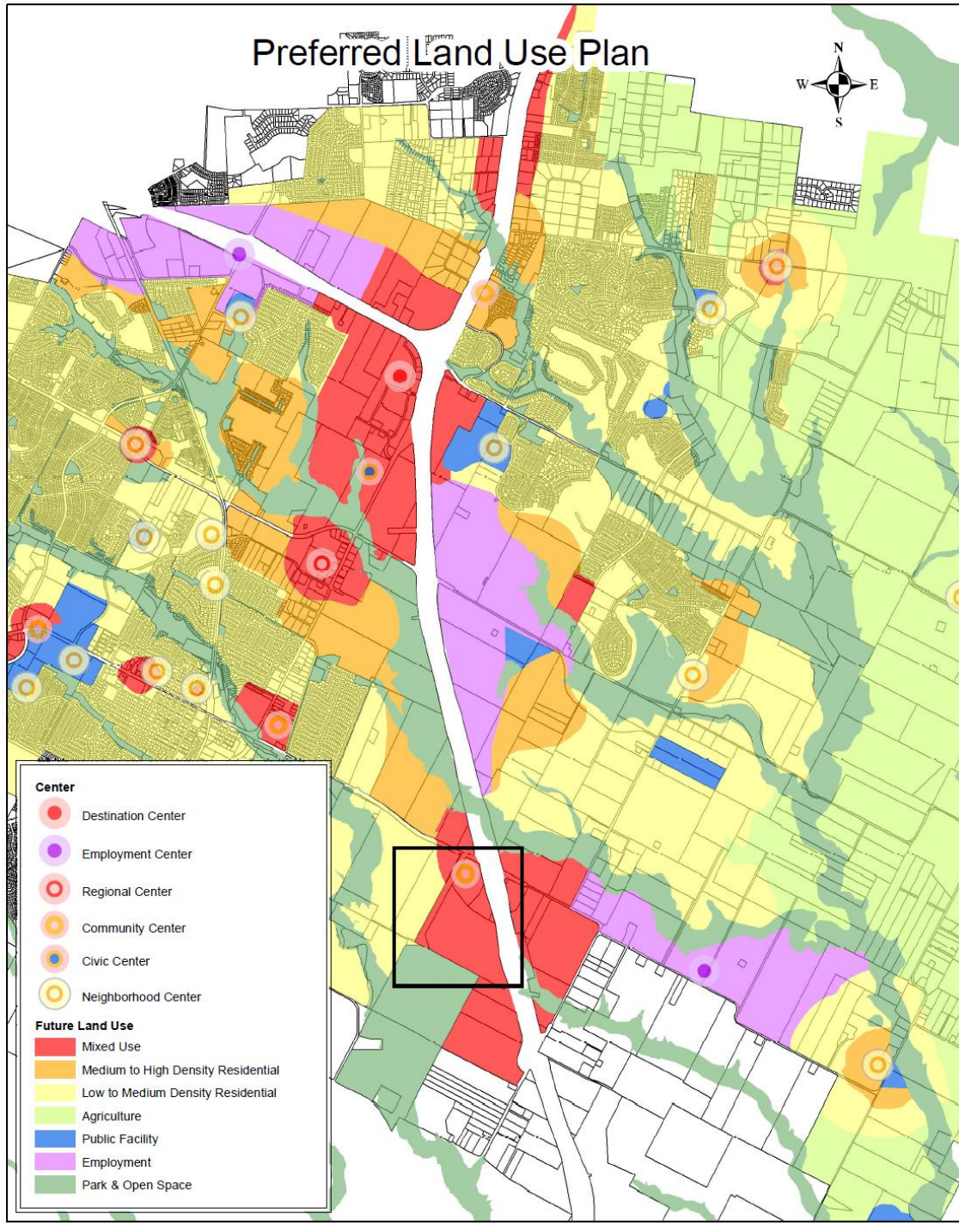


EXHIBIT A: CONCEPTUAL SITE PLAN

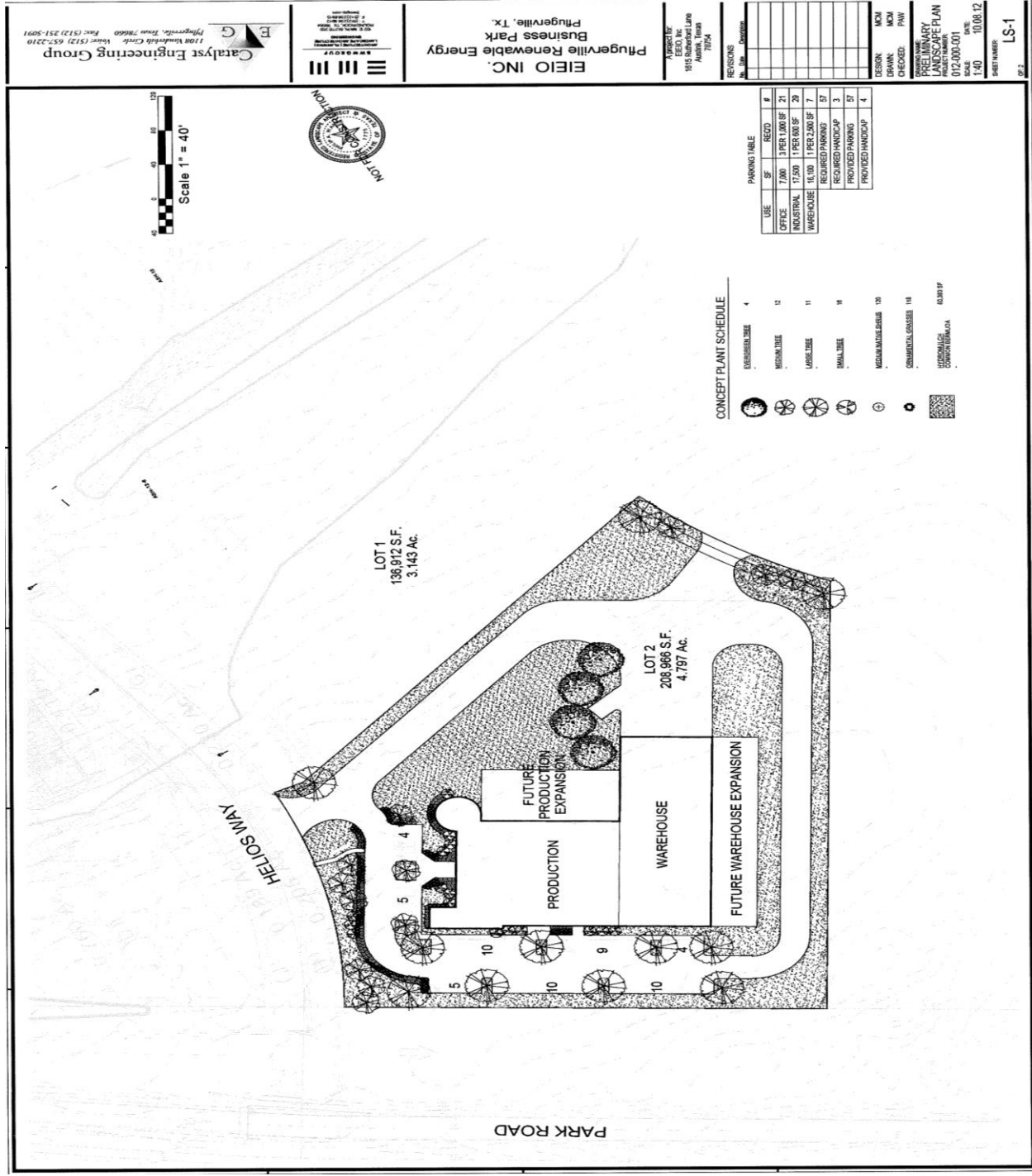
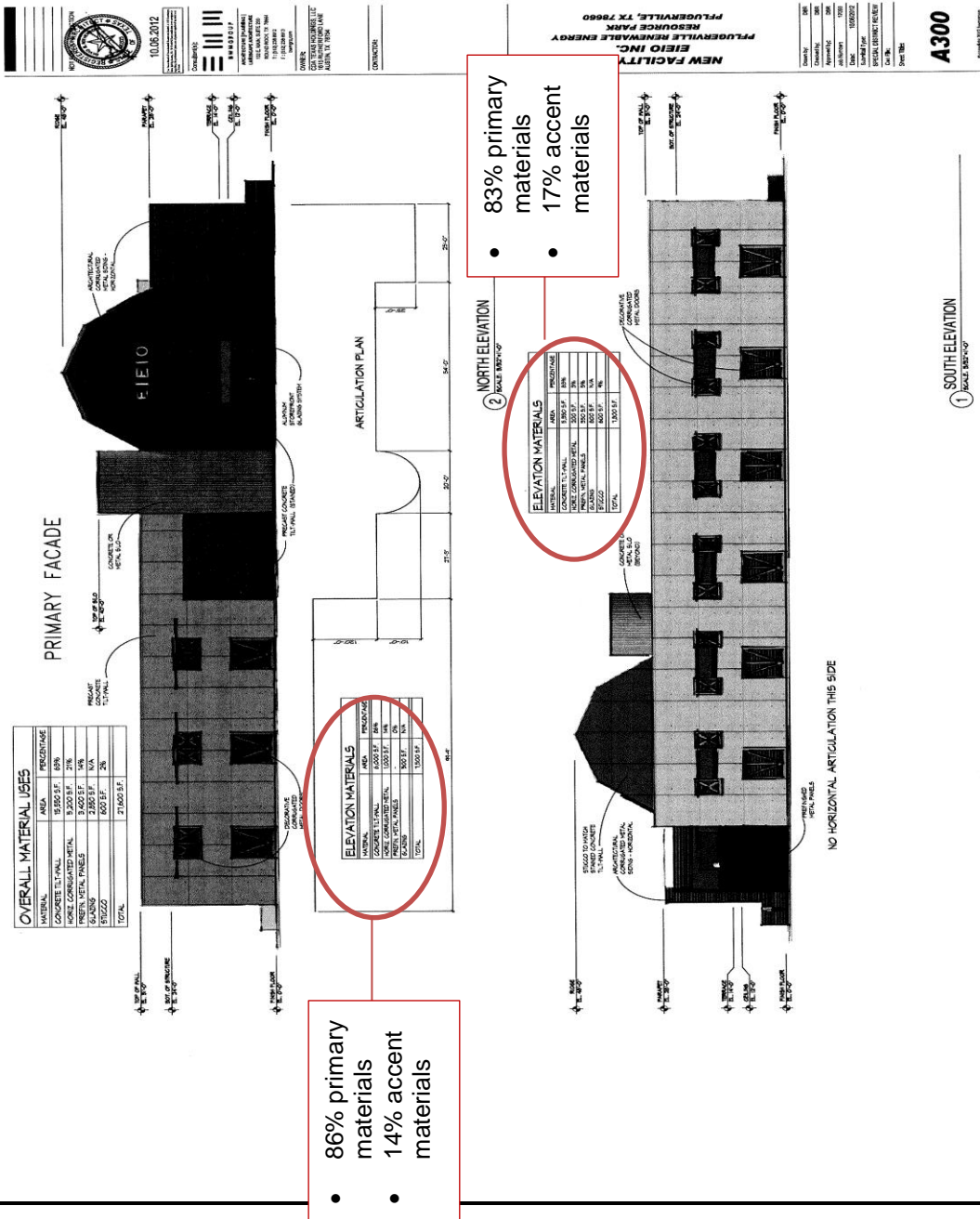
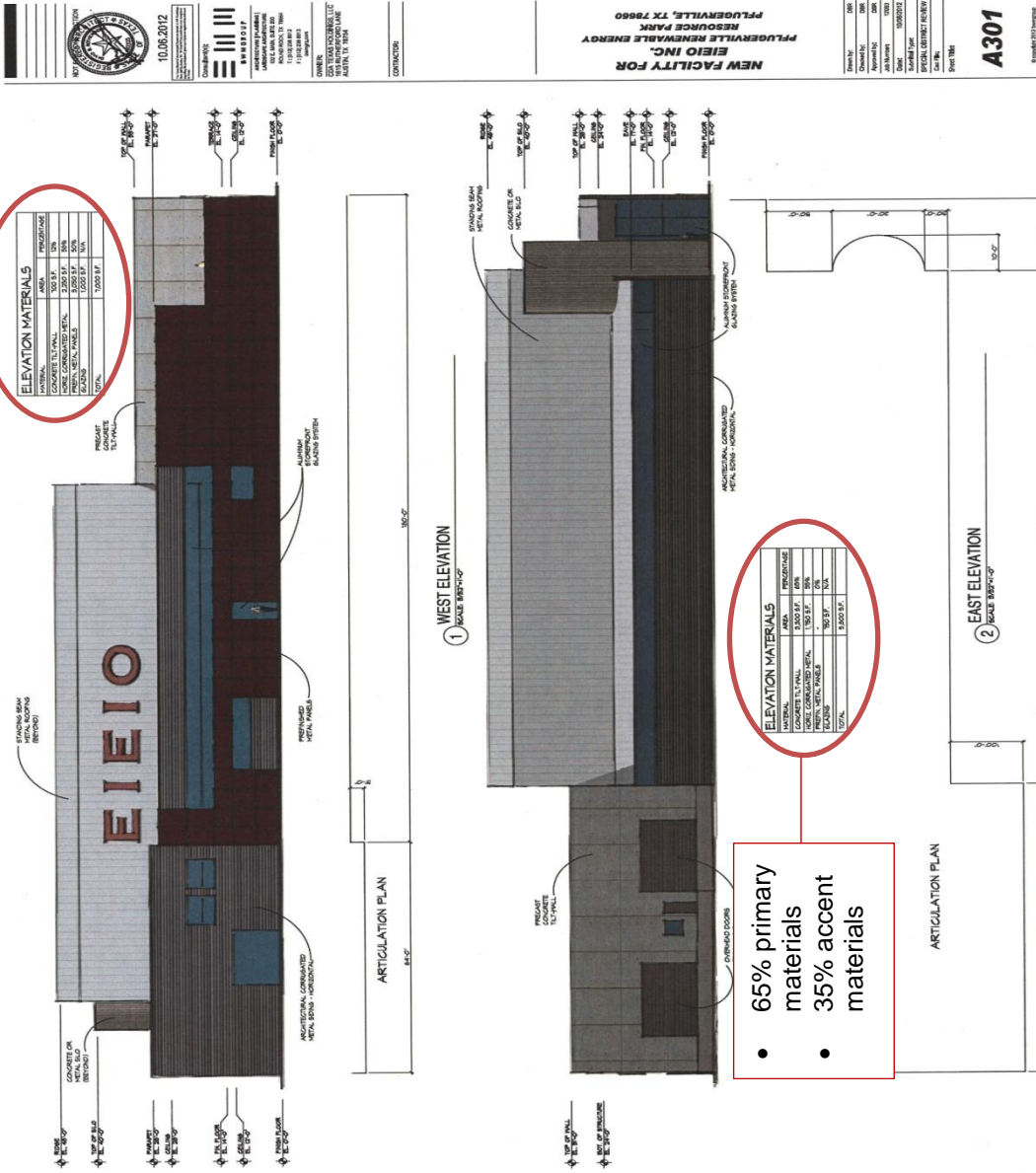


EXHIBIT B: BUILDING ELEVATIONS OPTION 1 Not for regulatory approval, permitting or construction.



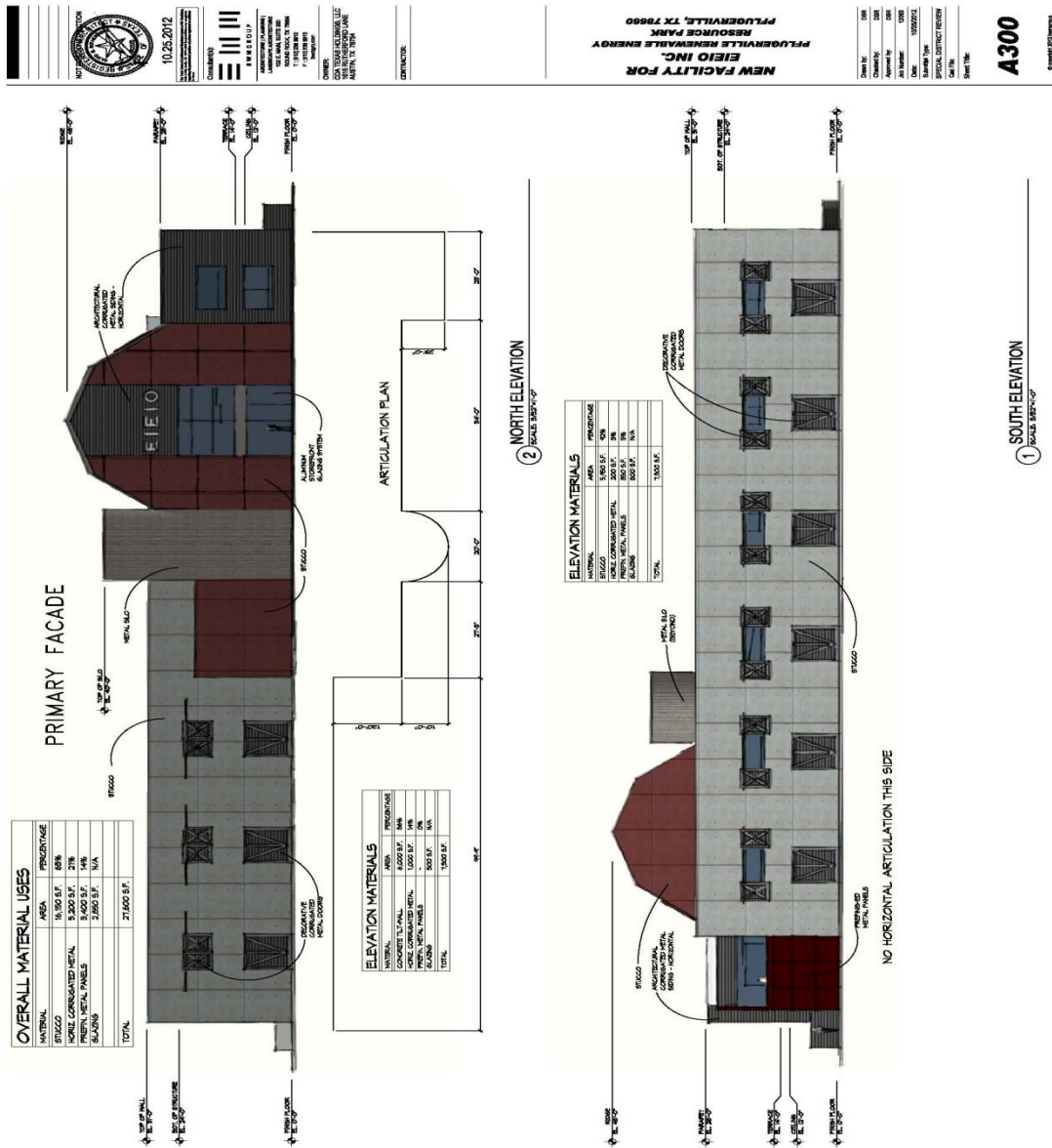
- 12% primary materials
- 88% accent materials

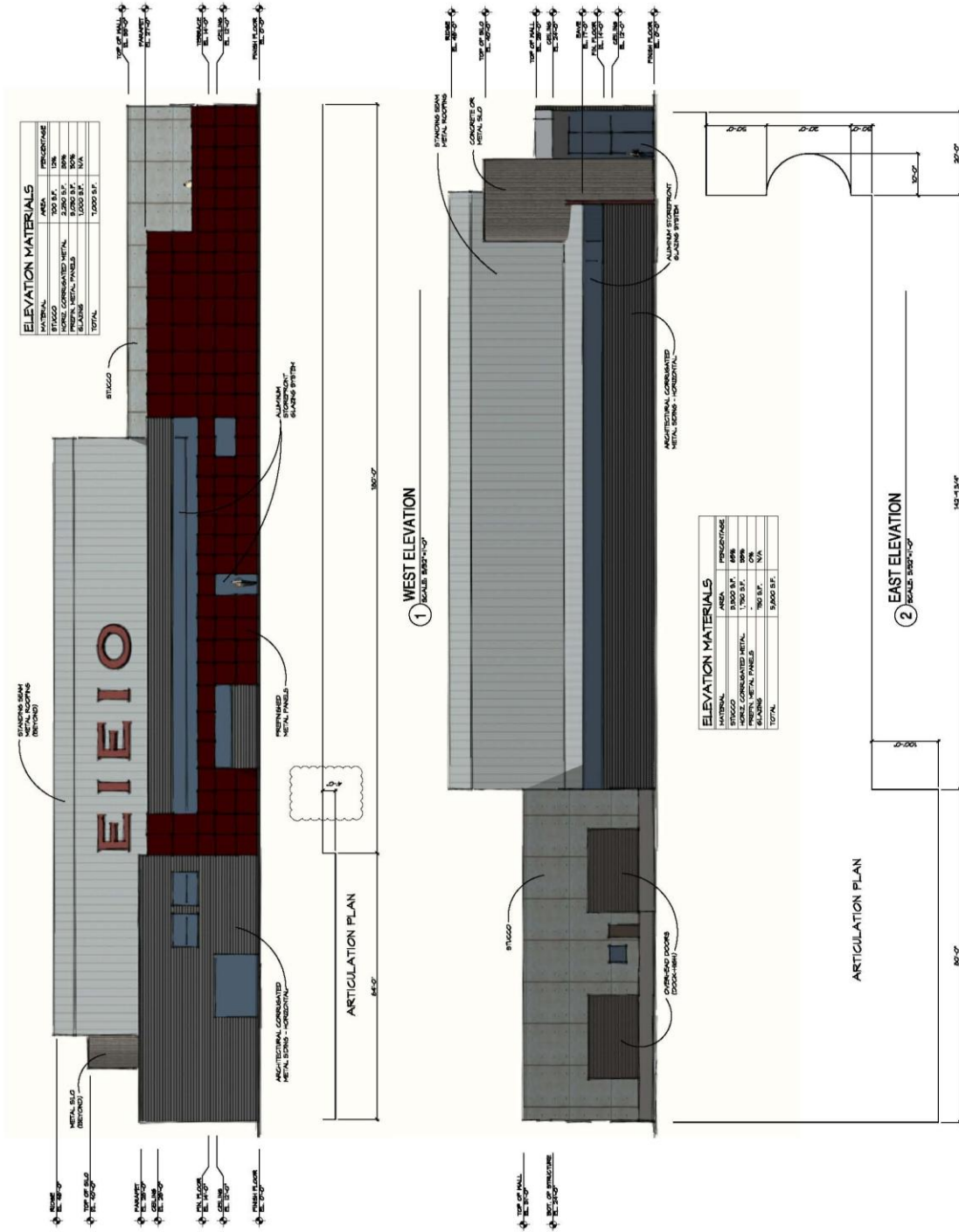


EIEIO INC.
 PFLUGERVILLE RENEWABLE ENERGY
 RESOURCE PARK
 PFLUGERVILLE, TX 78660

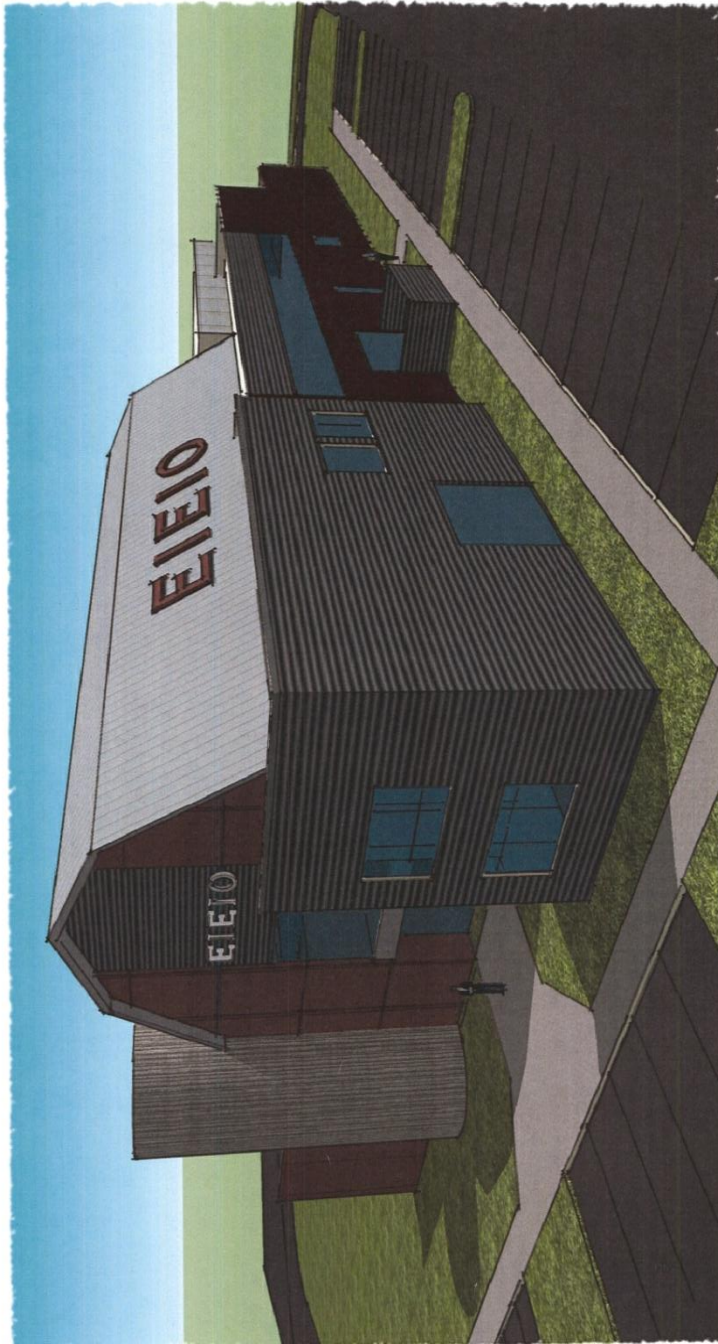
A301
 Date: 10/10/2012

Exhibit C: Building Elevations Option 2 Not for regulatory approval, permitting or construction.





Conceptual Rendering:



NEW FACILITY FOR
EIEIO INC.
OCTOBER 6, 2012