

Pflugerville
Planning and Zoning
Commission
AGENDA REPORT

Planning and Zoning:	12/5/2016	Staff Contact:	Erin Sellers
City Council:	12/13/2016	E-mail:	erins@pflugervilletx.gov
City Council:	12/27/2016	Phone:	512-990-6300

SUBJECT: Conduct a public hearing and consider a Specific Use Permit application for a proposed Office/Warehouse land use on a portion of a 60.16 acre tract of land situated in the Thomas G. Stuart Survey, Section No. 6, Abstract 689 in Pflugerville, Travis County, TX, generally located north of New Meister Ln., west of N. Heatherwilde Blvd., east of Meister Ln., and south of SH 45 in Pflugerville, TX, to be known as the Living Spaces Specific Use Permit. (SUP1611-01)

PURPOSE OF SPECIFIC USE PERMIT:

A specific use permit provides for a case by case review of the proposed land use(s) 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 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 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.

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

PROJECT DESCRIPTION:

Pape-Dawson, on behalf of their client, Living Spaces, has requested a specific use permit (SUP), process previously known as a special district, in the Corridor Urban Level 4 (CL4) zoning district to allow for an office/warehouse land use on a portion of a 60 acre tract of land generally located along New Meister Lane, west of North Heatherwilde Boulevard.



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PROPOSED LAND USE:

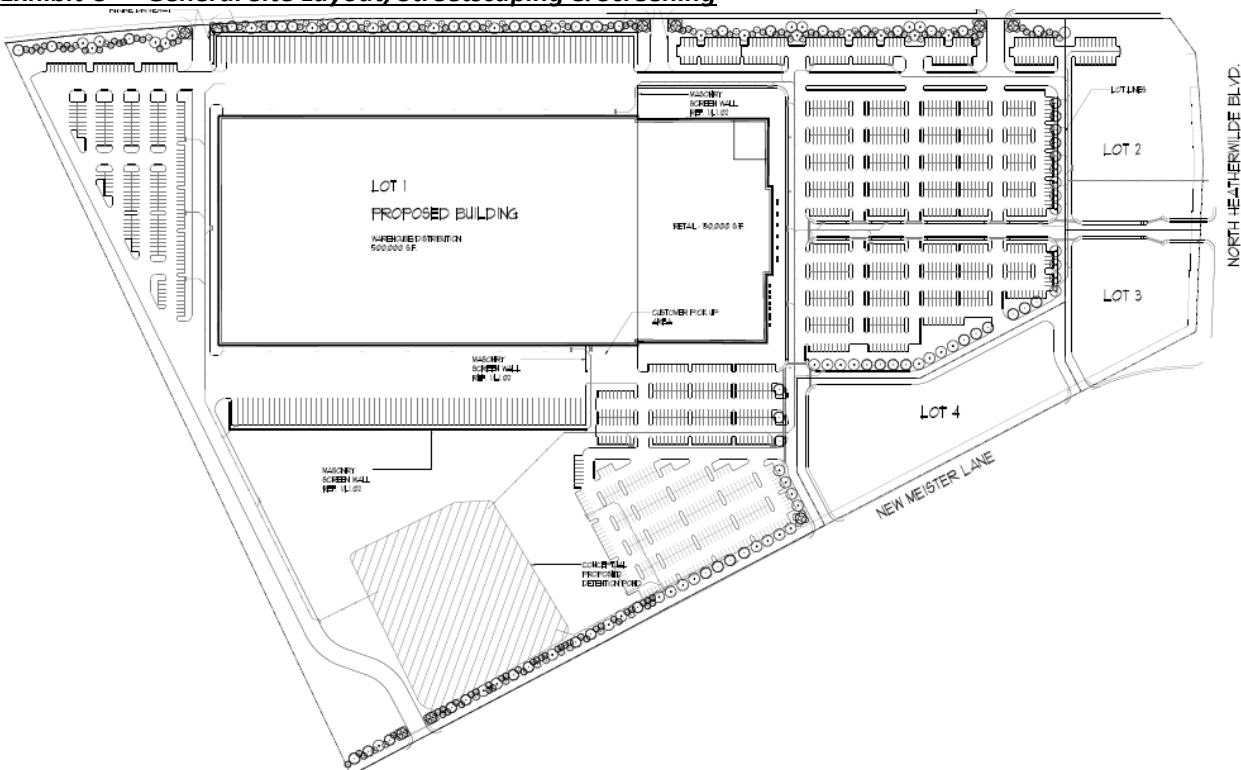
The proposed development, Living Spaces, is a large-scale, retail furniture store with an office/warehouse land use component. Due to the proposed scale of office/warehouse with approximately 500,000 s.f. in building area, which is significantly larger than the proposed 150,000 s.f. of retail space, the proposed use was classified as two primary land uses. While retail is permitted by right within the Corridor Urban Level 4 (CL4) zoning district, an office/warehouse use is permitted only by specific use permit.

Per the Unified Development Code, an office/warehouse land use is defined as “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.”

SITE LAYOUT & DESIGN:

The site configuration shall substantially conform to “Exhibit C” (Sheet L1.01). Other site improvements shall be required through the site development review process to comply with the Unified Development Code. (e.g., parking, site lighting, tree preservation, traffic impact analysis (TIA), site access and circulation, landscaping, etc.)

“Exhibit C” – General Site Layout, Streetscaping & Screening

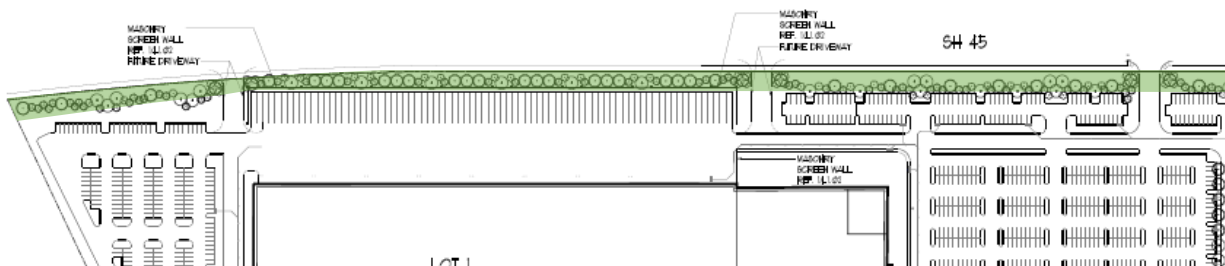


LANDSCAPING & SCREENING:

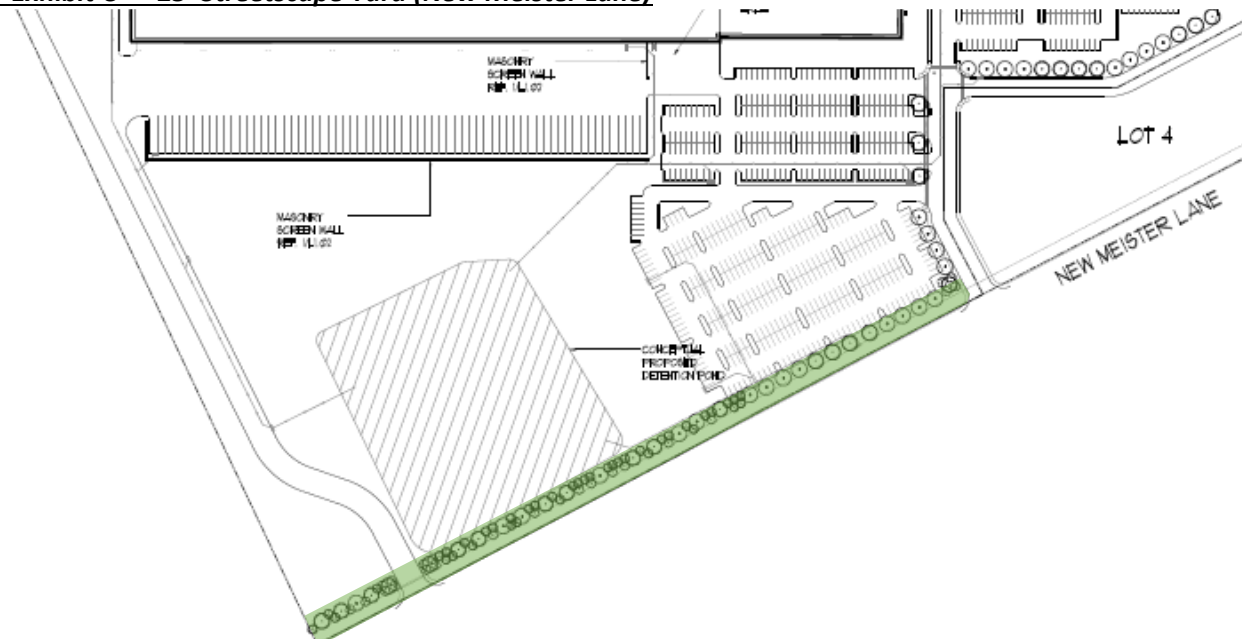
Landscaping – For the portion of the project that is deemed the retail area, that portion will be required to meet minimum compliance with the CL4 zoning landscaping standards. For the remainder of the tract that functions as, or is associated with, the office/warehouse use, that portion of the tract will be required to meet the Campus Industrial (CI) zoning landscaping standards.

Streetscape Yards – The proposed 25' streetscape yards along SH 45 and New Meister Lane will include tree plantings at a rate of 1 large tree (Type A) and 2 smaller trees (Type B or C) every 40 linear feet along the street frontage. The proposed rate of tree plantings within the 25' streetscape yard is double the amount required by the UDC. Trees planted within the streetscape yards may count towards satisfying the minimum number of tree plantings per the base landscaping requirements of the applicable zoning district.

"Exhibit C" – 25' Streetscape Yard (SH 45)

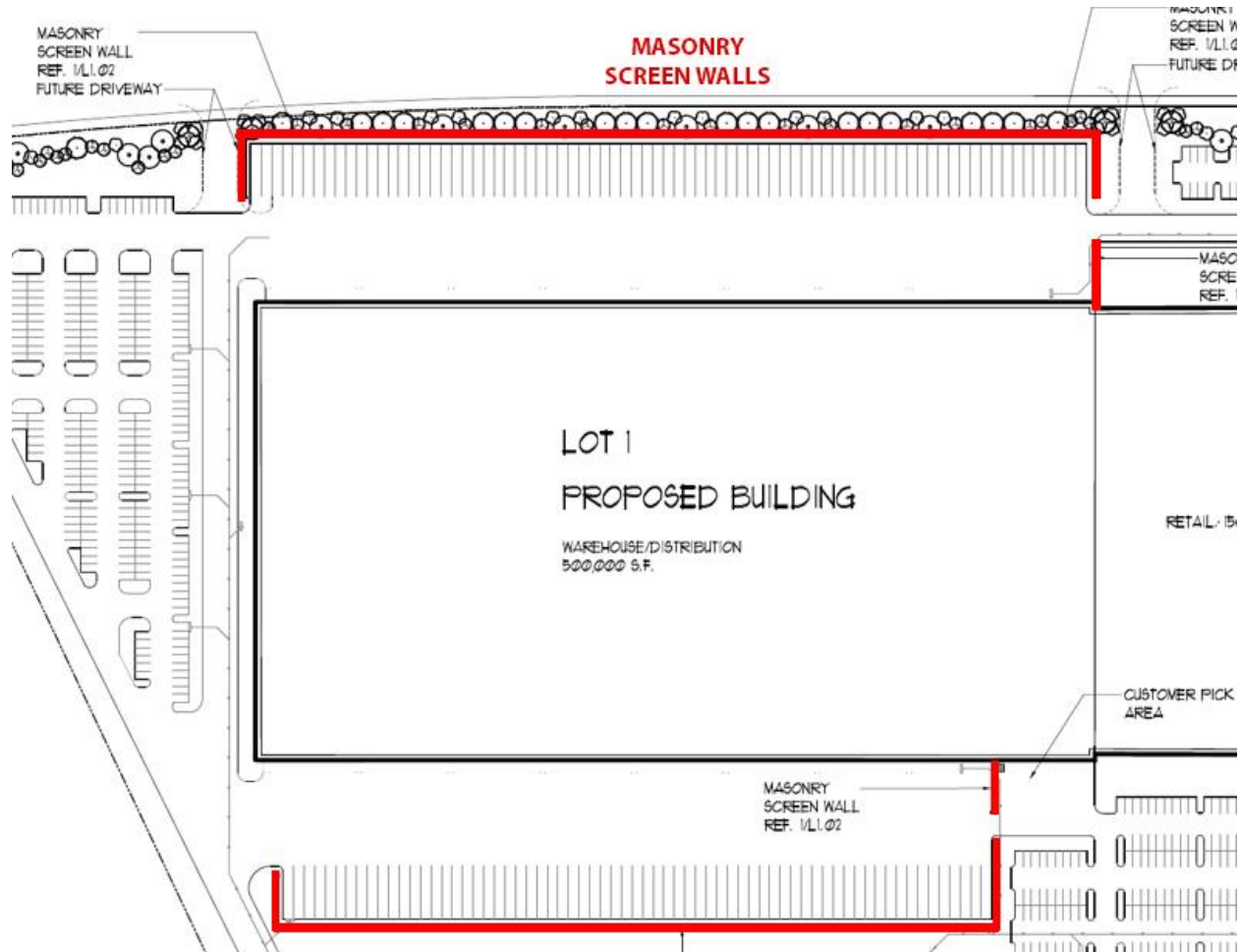


"Exhibit C" – 25' Streetscape Yard (New Meister Lane)



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Screening of Loading Docks - The proposed screening of the truck courts along SH 45 and New Meister Lane include 8' masonry walls at locations identified on "Exhibit C" (Sheets L1.01 and Sheets L1.02) and provided below.



ARCHITECTURAL:

The proposed development shall be required to meet the architectural standards for both commercial and industrial developments. The retail portion of the building shall comply with the commercial architectural design standards within Section 9.4, whereas the office/warehouse portion of the building shall comply with the Campus Industrial (CI) zoning architectural design standards.

COMPREHENSIVE PLAN:

The Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map) provides for a series of “Centers”, including Neighborhood, Community, Civic, and Regional Center generally located along major thoroughfares in order to supplement the broad brush strokes of the future land use categories. Per the Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), the subject property is generally located within an area for employment uses within an overarching “General Employment Center”. “Employment centers consist of retail, office, corporate campus, light-industrial, and warehouse uses. Retail will include large and small format stores as well as financial, business and personal services. Office uses encompass all professional offices and includes medical offices.” The proposed specific use permit is generally in conformance with the Comprehensive Land Use Vision Plan and is generally compatible with the adjacent and nearby zoning districts, north of New Meister Lane.

Consistency with Land Use Policy and Action statements in the Comprehensive Plan:

Policy 2.3: Establish regional centers that can attract and support the concentration and scale of major commercial and employment uses as well as complimentary residential uses.

- ⇒ Action 2.3.2: Provide commercial and employment zoning at major transportation intersections that are accessible from across the entire city as identified on the Preferred Land Use Vision [Plan].

Policy 3.1: Ensure adequate opportunity for office, retail, and industrial development to meet projected future demand.

- ⇒ Action 3.1.1: Evaluate existing zoning to ensure sufficient land supply for office retail, and industrial use to meet projected 2030 population projections and regional market demands.
- ⇒ 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.

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STAFF RECOMMENDATION:

The proposed specific use permit is generally in accordance with the General Employment Center of the Preferred Land Use Vision Plan, the goals of the Comprehensive Plan, and compatible with adjacent and nearby zoning districts, therefore staff recommends approval of the specific use permit application with the following conditions of approval:

Item	Conditions of Approval	Purpose
1	Site use and development shall be in accordance with the Unified Development Code, Ordinance No. 1203-15-02-24, as amended.	Consistency with current standards.
2	The site configuration of Lot 1 shall substantially conform to "Exhibit C" (Sheet L1.01). Other site improvements shall be required through the site development process to comply with the Unified Development Code.	Establishes expectation for design and orientation of the site
3	The screening of the truck courts along SH 45 and New Meister Lane will include 8' masonry walls at locations identified on "Exhibit C" (Sheets L1.01 and Sheets L1.02)	Minimize visibility of loading docks; improves appearance of site from public right-of-way
4	25' Streetscape yards along SH 45 and New Meister Lane will include tree plantings at a rate of 1 large tree (Type A) and 2 smaller trees (Type B or C) every 40 linear feet along the street frontage.	Streetscape Aesthetics
5	Additional interior landscaping shall be provided consistent with "Exhibit C" (Sheet L1.01) and in accordance with Subchapter 11 Landscaping and Screening of the Unified Development Code.	Site Aesthetics prior to development of the adjacent pad sites.
6	The office/warehouse portion of the building shall be constructed in conjunction with the retail furniture store component.	Ensure Predictability

NOTIFICATION:

Notification letters were sent to property owners within 500-ft. of the proposed site. A sign was placed on the property prior to Wednesday, November 23, 2016 and a public notice appeared in the Pflugerville Pflag newspaper on November 23, 2016.

ATTACHMENTS:

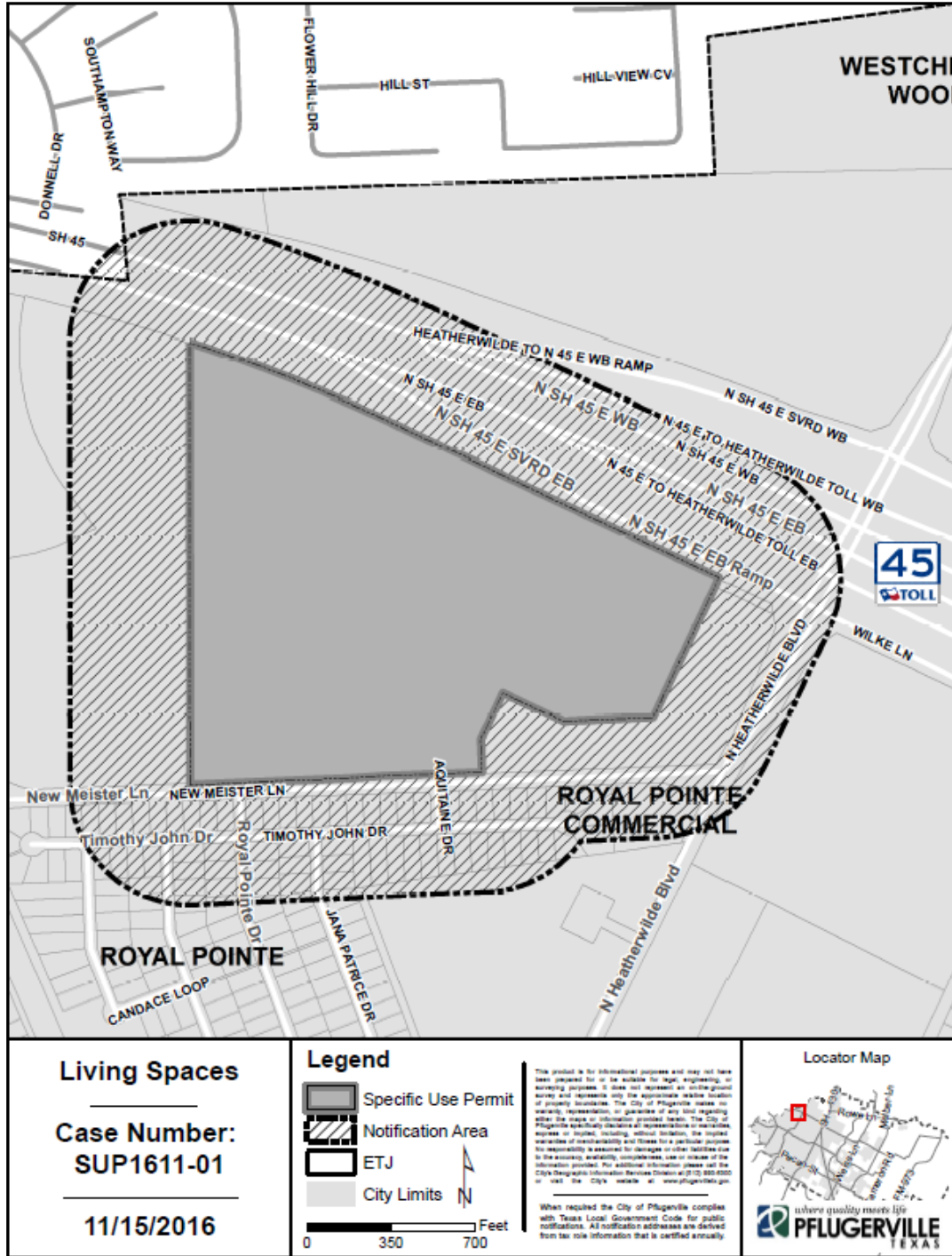
- Notification Map
- Preferred Land Use Plan
- Zoning Map
- Aerial Map
- Map showing distance of loading docks from New Meister Lane
- Site Photos
- Ordinance (separate attachment)
- Exhibit C – General Site Layout, Streetscape & Screening (Sheets L1.01 and L1.02) (separate attachment)
- Letter from the Applicant (separate attachment)



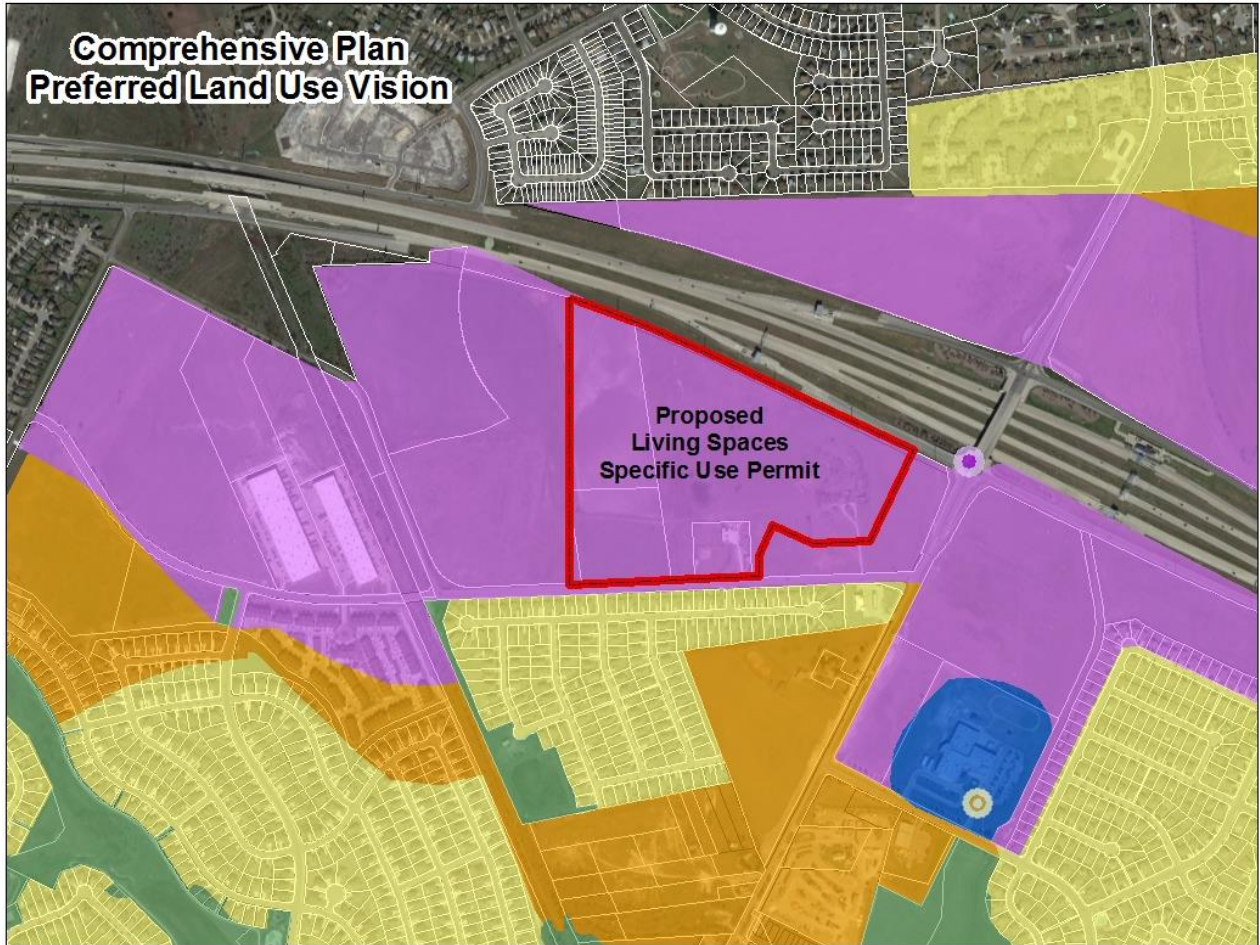
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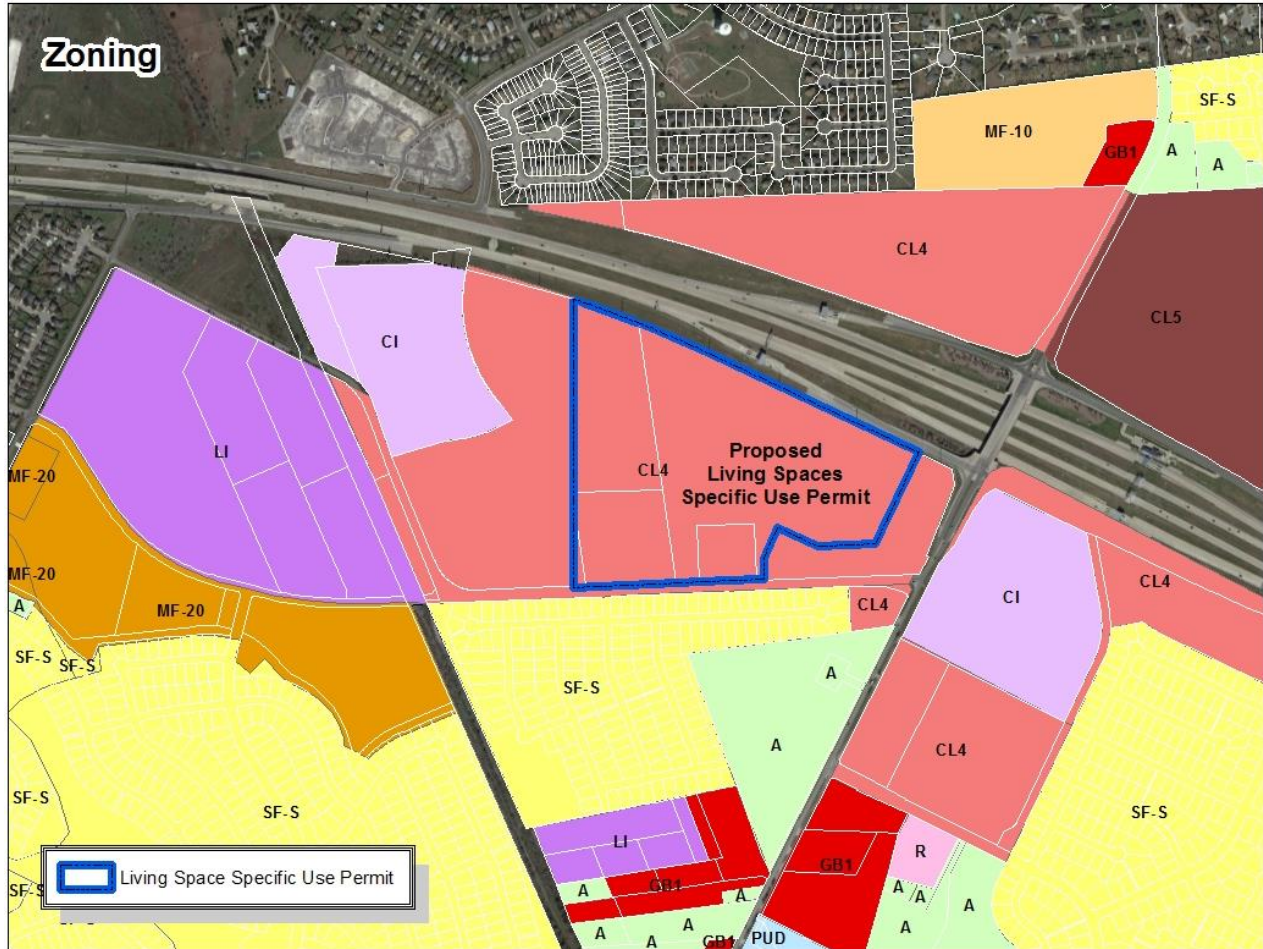
NOTIFICATION MAP:



PREFERRED LAND USE VISION PLAN:



ZONING MAP:



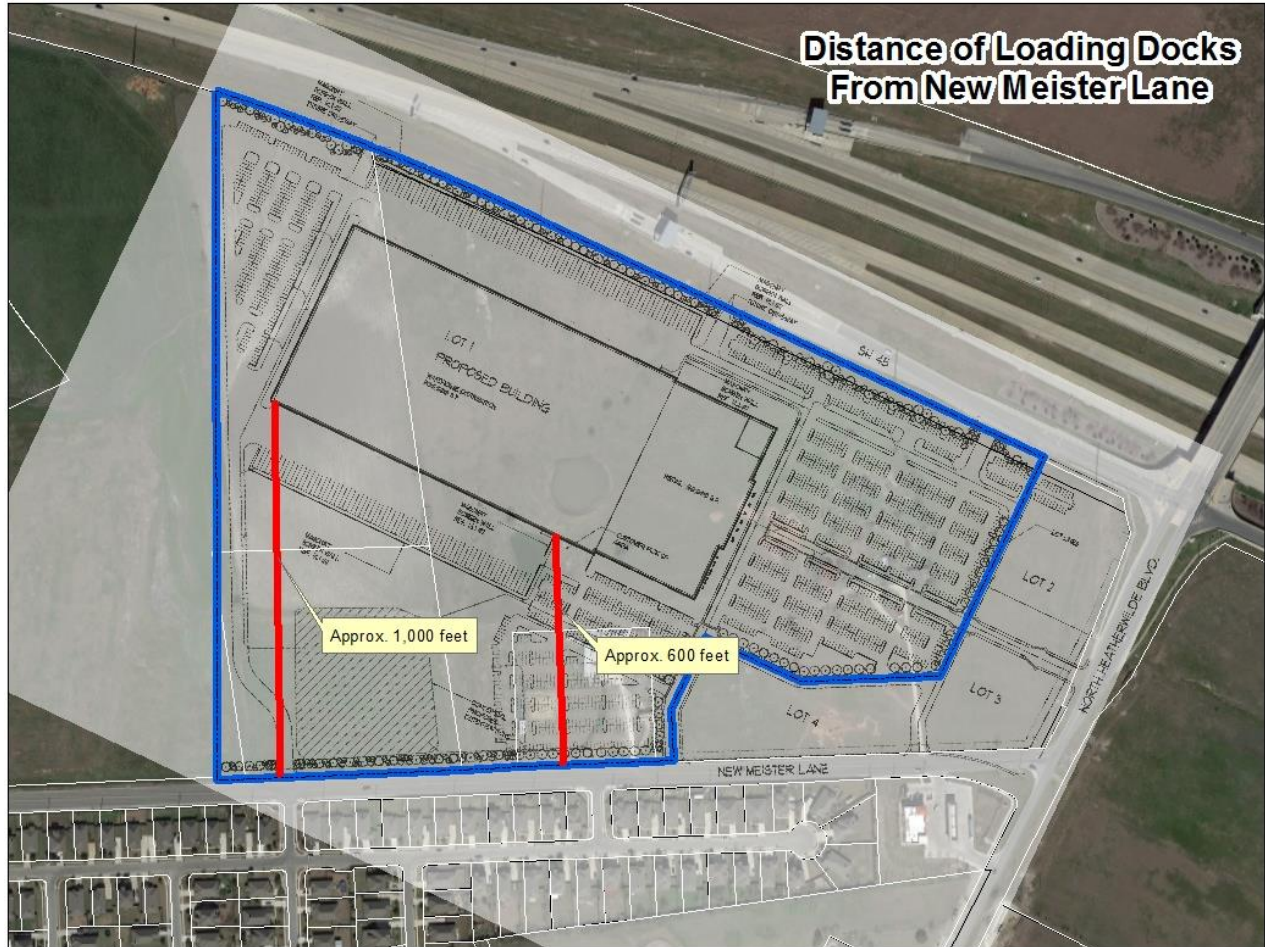
AERIAL MAP:



MAP SHOWING DISTANCE OF LOADING DOCKS FROM NEW MEISTER LANE:

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SITE PHOTOS:

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FACING NORTH AT INTERSECTION OF NEW MEISTER LANE & N. HEATHERWILDE BLVD.



FACING WEST AT INTERSECTION OF NEW MEISTER LANE & N. HEATHERWILDE BLVD.



FACING NORTH ALONG NEW MEISTER LANE



FACING NORTH AT INTERSECTION OF NEW MEISTER LANE AND AQUITAINE STREET



FACING WEST AT INTERSECTION OF NEW MEISTER LANE AND ROYAL POINTE DRIVE



FACING NORTH AT INTERSECTION OF NEW MEISTER LANE AND ROYAL POINTE DRIVE



FACING EAST AT INTERSECTION OF NEW MEISTER LANE AND ROYAL POINTE DRIVE

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FACING NORTH AT WESTERN-MOST EXTENT OF PROJECT (APPROX.)



FACING EAST AT WESTERN-MOST EXTENT OF PROJECT (APPROX.)

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