



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0664    **Version:** 3    **Name:** SH 130 Commerce Center Lot 3F SUP  
**Type:** Ordinance    **Status:** Approved  
**File created:** 7/11/2022    **In control:** Planning and Zoning Commission  
**On agenda:** 9/27/2022    **Final action:**

**Title:** Approving an ordinance on second reading with a caption reading: An ordinance of the City of Pflugerville, Texas, amending Ordinance No. 913-07-10-09 of the City of Pflugerville, Texas, as amended, by approving a Specific Use Permit for proposed office/warehouse and industrial uses (light) on Lot 3F of the Renewable Energy Park Replat of Lot 3F, consisting of approximately 24.393-acres zoned Urban Center Corridor Level 5 (CL5) district located generally south of Helios Way, west of Impact Way, and east of Sun Light Near Way to be known as the Lot 3F Specific Use Permit (2022-4-SUP); providing a cumulative and repealer clause; providing for a severability clause; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. General Location Map, 2. Staff Report, 3. Proposed Concept Plan, 4. Zoning Map, 5. Ordinance

Date	Ver.	Action By	Action	Result
9/27/2022	3	City Council	Approved on Second Reading	Pass
9/13/2022	2	City Council	Approved on First Reading	Pass
7/18/2022	1	Planning and Zoning Commission	Recommended for Adoption	

Approving an ordinance on second reading with a caption reading: An ordinance of the City of Pflugerville, Texas, amending Ordinance No. 913-07-10-09 of the City of Pflugerville, Texas, as amended, by approving a Specific Use Permit for proposed office/warehouse and industrial uses (light) on Lot 3F of the Renewable Energy Park Replat of Lot 3F, consisting of approximately 24.393-acres zoned Urban Center Corridor Level 5 (CL5) district located generally south of Helios Way, west of Impact Way, and east of Sun Light Near Way to be known as the Lot 3F Specific Use Permit (2022-4-SUP); providing a cumulative and repealer clause; providing for a severability clause; and providing an effective date.

The request is for a Specific Use Permit to allow for the uses of Industrial Uses, Light and Office/Warehouse within the Urban Center: Level 5 (CL-5) zoning district on an approximate 24.39-acre property located at the southern end of the 130 Commerce Park, generally at the southern extent of Impact Way. The purpose of a Specific Use Permit is to ensure compatible land uses and harmonious development within the area where the uses may not be allowed by right but through an SUP.

The applicant is proposing to construct three (3) buildings, two for manufacturing and one as a training facility. The first phase is to include approximately 14.5 acres of the site, which is proposed for an approximate 162,000 sq. ft. manufacturing facility. The proposed buyer is a sheet metal fabrication company with an existing facility in Pflugerville and wishes to expand their business. The facility will take previously prepared materials and fabricate them in a finished product.

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 Phase 1 of this site may be laid out.

**COMPREHENSIVE PLAN COMPATIBILITY:** 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.

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.

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 5 (CL-5) district by Specific Use Permit (SUP). The site design and architecture will be reviewed by the city in the standard site development process.

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 amount 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 the business that is proposing to expand to the 130 Commerce Park is not currently located in this area, they are a local business that would like to continue their growth and success within the city at this proposed location, 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 with the following conditions:

- The truck court area be oriented inwards towards the 130 Commerce park and the front-facing facade oriented towards the public park or public street.
- If the truck court orients towards the park to the south or can be seen from public right-of-way there shall be an 8ft masonry wall and a vegetative buffer consisting of 4 evergreen trees and 15 shrubs per 100 linear feet.
- Wing wall as required by the UDC in subchapter 11.8
- No outdoor storage

City Attorney has approved the ordinance as to form.

### **Planning and Zoning Commission Action**

On July 18, 2022 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with conditions with a vote of 7-0.

### **Prior City Council Action**

Conduct a public hearing on September 13, 2022 as advertised with action within 60 days

### **Projected Future City Council Action**

The second reading of the ordinance is scheduled for September 27, 2022

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes  No

**Legal Review Required:**  Required  Date Completed: 7/22

### **Supporting documents attached:**

1. General Location Map
2. Staff Report
3. Proposed Concept Plan
4. Zoning Map
5. Ordinance

### **Recommended Actions**

Approving the ordinance on second reading for the Specific Use Permit with the recommended conditions