



City of Pflugerville

Legislation Text

File #: ORD-0676, Version: 3

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 Specific Use Permit for office/warehouse and industrial uses (light) on an approximate 87.520-acre tract of land out of the William Caldwell Survey Abstract No. 162 zoned Urban Corridor Level 4 (CL4) District, located generally south of the 130 Commerce Center, west of SH 130, north of Cameron Road to be known as the 15000 Cameron Road Specific Use Permit (2022-5-SUP); providing a cumulative and repealer clause; providing for a severability clause; and providing for an effective date.

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 proposed manufacturing uses for an existing Pflugerville business that is proposing to develop this site. 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.

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 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.

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.

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.

Planning and Zoning Commission Action

On October 3, 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

The City Council held a public hearing and approved the ordinance on the first reading on October 25, 2022 with a vote of 6-0 .

Projected Future City Council Action

The second reading of the ordinance is scheduled for November 8, 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: 10/12/2022 _____

Supporting documents attached:

1. Staff Report
2. Aspire 2040: Employment
3. Aspire 2040: East Pecan District
4. Concept Landscape Screening Plan
5. Ordinance

Recommended Actions

Motion to approve the ordinance on second reading for the Specific Use Permit with the recommended conditions.