



City of Pflugerville

Legislation Text

File #: ORD-0500, **Version:** 3

Discuss and consider action to approve an ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 93.559 acres out of the Sefrin Eiselin Survey No. 4, Abstract No. 265 of Travis County, Texas, from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) district; to be known as the Project Charm PUD Rezoning. (REZ1911-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The property consists of approximately 93 acres of land located generally north of Pecan St., east of Plumbago, west of SH 130, and northeast of the future Pfennig Ln and Pecan St intersection. The property was recently annexed on November 26, 2019 and zoned to the Agriculture/Development Reserve (A) district with the annexation. The applicant has proposed to rezone the property from the Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district in order to establish a specific Distribution/Logistics Center that cannot be disclosed and is locally known as "Project Charm". The proposed base zoning district for the property is Urban (CL4) district, which allows for a mixture of commercial land uses.

The proposed PUD includes the land uses as outlined in the Unified Development Code for the CL4 district with the modification that Distribution/Logistics Center and Office/Warehouse be permitted land uses. The CL4 zoning district allows for a Distribution/Logistics Center to be considered through the Specific Use Permit process, and if approved, requires compliance with the Campus Industrial (CI) district development standards. Given the unique characteristics of the development, a rezoning to PUD will allow for consideration of the land use as proposed and allow for development standards to be included which better align with the proposed project. Development standards included in the PUD are only associated with the Distribution/Logistics Center land use and have been provided to further clarify and provide certainty on how the proposed Distribution/Logistics Center will be developed. The proposed project will consist of one building containing approximately 3,800,000 sf of Distribution/Logistics Center land use and a conceptual site plan is included in the PUD document as "Exhibit 1".

The PUD identifies transportation improvements that will be provided with the Distribution/Logistics Center land use including the construction of the full section of Pfennig Lane from Pecan St. to the northern extent of the property, two new traffic lights on Pecan St, turn lanes, and median modifications. Additional improvements and pro-rata may be required through the Transportation Impact Analysis as required with the subdivision and site plan process. Large truck access and circulation for the Distribution/Logistics Center land use is planned along the eastern property line in a private drive proposed to extend from Pecan St to the north end of the property (refer to blue arrows in the proposed site plan "Exhibit 1"). The proposed circulation pattern will reduce truck traffic onto Pfennig Lane while allowing employee access (refer to red arrows in the proposed site plan "Exhibit 1") to all streets and drive aisles.

The Land Use Plan identifies the area as a mix of uses including medium to high density residential, mixed use, employment, and parks and open space. A community center (mix of uses in areas between neighborhoods) and employment center are identified within the area, encouraging the respective development to be of higher intensity while providing employment opportunities to nearby residential areas. According to the Comprehensive Plan, Employment is described as consisting of retail, office, corporate campus, light industrial, and warehouse uses. The Water and Wastewater Master Plan is a supplement to the Comprehensive Plan and included higher intensity mixed use for the subject area. Below are land use policy and action statements in the Comprehensive Plan which support the proposed request:

- Action 1.1.6: Encourage medium and high development intensity zoning in target areas near community and regional center and along the SH 130 and SH 45 corridors.
- Goal 2: Development (infill and new development) will be focused around a hierarchy of centers that will create a stronger sense of community, providing employment opportunities and shopping districts while reducing infrastructure costs.
- Goal 8 identifies that gateways into the community will be enhanced and provide a clear sense of arrival and departure into the community. The proposed streetscape, building massing, and anticipated building architecture will assist in creating a unique sense of place and enhanced gateway.

Staff Recommendation

The proposed location is along an improved arterial street within proximity to SH 130 which offers efficient access to and from SH 130 for large distribution vehicles and easy access for future employees. The Distribution/Logistics Center land use will follow the Campus Industrial (CI) zoning district design standards, which is consistent with how similar warehouse and distribution facilities in the area were developed. The proposed development standards establish additional certainty on what may be considered within the development for land use, proposed mitigation for modifications, and certainty on the building form and landscaping. If the proposed Distribution/Logistics Center does not develop, or the use changes in a manner that is not contemplated by the PUD, the CL4 district requirements will apply. The location and proposed PUD Development Standards are generally consistent with the Comprehensive Plan and supporting documents for mixed use and employment at this location, and Staff recommends approval.

Planning and Zoning Commission Action

On December 2, 2019 the Planning and Zoning Commission conducted a public hearing and unanimously recommended approval with a vote of 7-0.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on January 14, 2020 with a vote of 6-0.

Funding Expected: Revenue ___ Expenditure ___ N/A

Budgeted Item: Yes ___ No ___ N/A

Amount: _____

1295 Form Required? Yes ___ No

Legal Review Required: ___ Required Date Completed: 12/12/2019

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance

Recommended Actions

Approve the ordinance on second reading rezoning the property from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) district.