



City of Pflugerville

Legislation Text

File #: ORD-0782, Version: 1

To receive public comment and consider an application for a Specific Use Permit for the uses of Industrial Uses (Light) and Office/Warehouse within the Urban (Level 4:CL-4) zoning district for an approximately 43.24-acre property generally located north of Cameron Road, east of the Northeast Metro Park, south of the Pecan Street, and west of State Highway 130, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, to be known as the Scannell Specific Use Permit (SUP2024-00157).

The applicant is requesting consideration for the uses Industrial Use, Light, as well as Office/Warehouse for the approximately 43.24-acre property within the CL-4 district. 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 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 will be laid out.

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 comprehensive 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, with three lanes with a right-of-way width of 70-feet. Impact Way is aligned to 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: (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.

Staff finds that the proposed land use is compatible with the Aspire Pflugerville 2040 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.

Kristin Gummelt, Planner II

Attachments

Staff Report

Location Map

Concept Plan

Chapter 3 - Employment

Chapter 8 - East Pecan District

CL-4 Zoning District