



# City of Pflugerville

## Legislation Details (With Text)

<b>File #:</b>	ORD-0333	<b>Version:</b>	3	<b>Name:</b>	Living Spaces Specific Use Permit
<b>Type:</b>	Ordinance	<b>Status:</b>	Approved		
<b>File created:</b>	11/15/2016	<b>In control:</b>	City Council		
<b>On agenda:</b>	1/10/2017	<b>Final action:</b>			
<b>Title:</b>	Approving an ordinance on second reading with a 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 APPROVING A SPECIFIC USE PERMIT FOR AN OFFICE/WAREHOUSE USE ON A PORTION OF A 60.16 ACRE TRACT OF LAND CURRENTLY ZONED CORRIDOR URBAN LEVEL 4 DISTRICT (CL4) SITUATED IN THE THOMAS G. STUART SURVEY, SECTION NO. 6, ABSTRACT 689, LOCATED IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, TO BE KNOWN AS THE LIVING SPACES SPECIFIC USE PERMIT (SUP1611-01); PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A NON-SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report Living Spaces Specific Use Permit, 2. Ordinance Living Spaces Specific Use Permit, 3. EXHIBIT C - General Site Layout, Streetscape & Screening Plan, 4. Letter From Applicant

Date	Ver.	Action By	Action	Result
1/10/2017	3	City Council	Approved on Second Reading	Pass
12/13/2016	2	City Council	Action taken to close the Public Hearing	Pass
12/13/2016	2	City Council	Approved on First Reading	Pass
12/5/2016	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. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIFIC USE PERMIT FOR AN OFFICE/WAREHOUSE USE ON A PORTION OF A 60.16 ACRE TRACT OF LAND CURRENTLY ZONED CORRIDOR URBAN LEVEL 4 DISTRICT (CL4) SITUATED IN THE THOMAS G. STUART SURVEY, SECTION NO. 6, ABSTRACT 689, LOCATED IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, TO BE KNOWN AS THE LIVING SPACES SPECIFIC USE PERMIT (SUP1611-01); PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR A NON-SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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.

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.”

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.)

### **Fiscal Impact**

N/A

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

On December 5, 2016, the Planning and Zoning Commission conducted a public hearing and recommended approval, with a vote of 6-0, of the specific use permit with conditions outlined within the staff recommendation.

### **Prior City Council Action**

On December 13, 2016, the City Council conducted a public hearing and approved the ordinance on first reading, with a vote of 4-0, of the specific use permit with conditions outlined within the staff recommendation.

### **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. Staff recommends approval of the specific use permit application with the following conditions of approval:

1. Site use and development shall be in accordance with the Unified Development Code, Ordinance No. 1203-15-02-24, as amended.
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.
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)
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.
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.
6. The office/warehouse portion of the building shall be constructed in conjunction with the retail furniture store component.

Legal has reviewed and approved the ordinance.

### **Drafter**

Emily Barron, AICP  
Planning Director