



# City of Pflugerville

## Legislation Details (With Text)

<b>File #:</b>	ORD-0569	<b>Version:</b>	3	<b>Name:</b>	SH-130 and Pecan Industrial Park Specific Use Permit
<b>Type:</b>	Ordinance	<b>Status:</b>	Approved		
<b>File created:</b>	1/19/2021	<b>In control:</b>	City Council		
<b>On agenda:</b>	3/9/2021	<b>Final action:</b>			

**Title:** Approving 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 approving a specific use permit for a proposed office/warehouse on lot 3D of the Renewable Energy Park Replat of lot 3C, consisting of approximately 15.5-acres zoned Urban Center Corridor Level 5 (CL5) district located generally south of the Helios Way and Impact Way intersection, to be known as the SH-130 and Pecan Industrial Park Specific Use Permit (SUP2012-01); Providing a cumulative and repealer clause; providing for a severability clause; and providing an effective date.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. SH 130 & Pecan Industrial Park SUP - Staff Report, 2. SH-130 and Pecan Industrial Park General Location Map, 3. SH 130 & Pecan - Industrial Park SUP Ordinance

Date	Ver.	Action By	Action	Result
3/9/2021	3	City Council	Approved on Second Reading	Pass
2/23/2021	2	City Council	Action taken to close the Public Hearing	Pass
2/23/2021	2	City Council	Approved on First Reading	Pass
2/1/2021	1	Planning and Zoning Commission		

Approving 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 approving a specific use permit for a proposed office/warehouse on lot 3D of the Renewable Energy Park Replat of lot 3C, consisting of approximately 15.5-acres zoned Urban Center Corridor Level 5 (CL5) district located generally south of the Helios Way and Impact Way intersection, to be known as the SH-130 and Pecan Industrial Park Specific Use Permit (SUP2012-01); Providing a cumulative and repealer clause; providing for a severability clause; and providing an effective date.

The site for the proposed SH-130 and Pecan Industrial Park is located along Impact Way south of the Impact Way and Helios Way intersection. The site for the proposed SH-130 and Pecan Industrial Park Permit (SUP2012-01) is located within a platted tract of land in the 130 Commerce Center known as Lot 3D of the Renewable Energy Park Replat of Lot 3C along Impact Way. The proposed project is located within the vacant lot directly south of two existing large industrial mixed-use buildings which contain several businesses such as: D-BAT Austin, EOS North America, Platinum Gymnastics, White Waves Food, Armbrust America and Life Last, Inc. Directly west of the proposed lot is the FedEx Ground Distribution Center and to the south is the Flooring Services South West Warehouse Distribution Center.

The applicant has proposed to develop two office/warehouse buildings with Building One's front

façade oriented towards Impact Way and Building Two's front façade oriented towards State Highway 130. The design and location of the building placements are similar to the two existing industrial mixed-use buildings adjacent to the site along the northern property line located within the 130 Commerce Park. The proposed office/warehouses are anticipated to have a combined size of 247,212 square feet. Building One will utilize 15,450 square feet for office space and 113,530 square feet for warehouse use and Building Two will utilize 23,600 square feet for office space and 94,632 square feet for the warehouse use. The interior space between Buildings One and Two will be utilized as the warehouse's service court providing access to all proposed loading docks within the site. The outside perimeter of each buildings drive aisle is proposed to include 90 degree parking spaces, servicing the minimum parking requirements for an office/warehouse use. All necessary site improvements for access, utility services, grading and drainage, parking and environmental requirements will be developed per the City of Pflugerville's development standards.

The project is within the 130 Commerce Park and is surrounded by several compatible uses including; warehouse/distribution centers, office/warehouses and manufacturer businesses. As proposed, the office/warehouses will develop Building One's front façade to be oriented towards Impact Way and Building Two's front façade to be oriented towards State Highway 130, per the UDC. Streetscape will be utilized to beautify the site and provide additional screening for the office/warehouse development along Impact Way and State Highway 130 right-of-way frontages. The proposed office/warehouses will not exhibit negative impacts on known historic, cultural, or architectural nature of the site or surrounding area as they are designed similarly to the existing office/warehouse structures within the surrounding area.

### **Staff Recommendation**

The proposed Specific Use Permit request is located within the 130 Commerce Park of Pflugerville in the Urban Center Corridor Level 5 (CL5) zoning district. Per Ordinance No. 1176-14-05-27 Lot 3D is permitted to conduct light industrial type uses within the property which is defined separately from an office/warehouse use. The proposed office/warehouses are anticipated to be utilized for storage, warehousing and distribution of goods, merchandise, supplies and equipment. The hours of operation for the office/warehouses will be 7am-7pm Monday through Friday and 7am-5pm on Saturday. Given the hours of operation, noise is not anticipated to be an issue for the surrounding uses.

All site development regulations per the Urban Center Level 5 (CL5) zoning district will be applied to the site and reviewed with the site plan.

The proposed structures do not show any substantial negative impacts on the historical, cultural, or architectural nature of the surrounding area and will be designed similarly to the surrounding office/warehouse and industrial mixed-use structures. The proposed SH-130 and Pecan Industrial Park Permit (SUP2012-01) meets all criteria included per Subchapter 3 as well as the additional criteria for a Specific Use Permit located within a Corridor District, therefore, staff recommends approval of the request with no specific conditions.

City Attorney has approved ordinance as to form.

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

On February 1, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval with no conditions on the proposed ordinance with a vote of 7-0.

### **Previous City Council Action**

The City Council conducted a public hearing at their regular meeting on February 23, 2021 and approved the ordinance on first reading with a vote of 7-0.

**Deadline for City Council Action**

None.

**Projected Future City Council Action**

The second and final reading of the ordinance is scheduled for March 9, 2021.

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

**Budgeted Item:** Yes ☐ No ☐ N/A ☒

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

**1295 Form Required?** Yes ☐ No ☒

**Legal Review Required:** N/A ☐ Required ☒ Date Completed: \_\_\_\_\_

**Supporting documents attached:**

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

**Recommended Action**

Approve the ordinance on second and final reading.