



City of Pflugerville

Legislation Text

File #: ORD-0546, **Version:** 3

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 lots 2E and 2G of the Renewable Energy Park Replat of Lot 2E, consisting of approximately 4.4-acres zoned Urban Center Corridor Level 5 (CL5) district located generally northeast of the Helios Way and Impact Way intersection. to be known as the Exaco Warehouse specific use permit (SUP2008-01); providing a cumulative and repealer clause; providing for a severability clause; and providing an effective date.

The site for the proposed Exaco Warehouse SUP is located generally northeast of the Impact Way and Helios Way intersection. The proposed project is located within vacant lots directly south of the Best Western Plus and Community Impact print facility. The proposed Specific Use Permit will apply to lots 2E and 2G of the Renewable Energy Park Replat. The property is zoned Urban Center Corridor Level 5 (CL5) and is within the 130 Commerce Park. An office/warehouse use located within the Urban Center Corridor Level 5 (CL5) may only be permitted if approved through a Specific Use Permit (SUP).

The applicant has proposed to establish an office/warehouse oriented towards State Highway 130 in the 130 Commerce Center, located to the south of the existing Best Western Plus and the Community Impact Print Facility located within the 130 Commerce Park. The proposed office/warehouse is anticipated to include a 7,000 square foot showroom and a 30,000 square foot warehouse. The showroom will utilize 4,000 square feet to display Exaco's product line of available high-end greenhouse kits for purchase while the remaining 3,000 square feet will be utilized for office/support space. The showroom's vision is to create a vibrant area to display available products fully built out in order to help navigate potential questions or concerns for the greenhouse structures. The warehouse will be utilized for importing materials, storage, and distribution of purchased greenhouse structures and accessories. The office will be an attached accessory use to the overall warehouse where office workers will have direct communication with staff within the warehouse. This will provide better efficiency between both sides of operation on a day to day basis. The business has proposed the following hours of operation: Monday-Friday, 8am to 6pm and Saturday-Sunday by appointment only. The proposed office/warehouse use will be required to comply with Subchapter 10 of the Unified Development Code for parking, loading and circulation standards.

The Planning and Zoning Commission and City Council shall consider the following criteria in determining the appropriateness of the specific use permit request:

1. Whether the use is harmonious and compatible with its surrounding existing uses or proposed uses;
2. Whether the activities requested by the applicant are normally associated with the requested use;
3. Whether the nature of the use is reasonable; and
4. Whether any adverse impact on the surrounding area has been mitigated.

Additional criteria for Corridor Districts:

A. The application is complete, and the information contained within the application is sufficient and correct enough to allow adequate review and final action.

B. The application illustrates conformance with the four guiding principles for the SH 130 and SH 45 corridor and consideration of the following desirable characteristics:

1. Retail activity is preferred to be clustered within proximity to the following major intersections:
 - a. SH 130 and SH 45,
 - b. SH 130 and Pecan Street,
 - c. SH 45 and Heatherwilde Boulevard,
 - d. SH 130 and Pflugerville Parkway, and
 - e. FM 685 and Pflugerville Parkway.
2. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan
3. The extent of connectivity among proposed and existing rights-of-way is demonstrated.
4. The extent to which uses, such as freestanding pad sites, are clustered at focal points or key features within a development and related to other components of the overall development. Such focal points or key features may include, but are not limited to retention systems, greenways, dedicated hike/bike facilities, or plazas, parks or other features that create a gathering place.
5. The application illustrates compliance with the requirements and guidelines of this Chapter.
6. The application exhibits compatibility of the design with surrounding properties and development patterns.
7. The application exhibits compatibility and coordination between the character of the streetscape and planned surrounding built environment.
8. The application exhibits no substantial negative impacts on the historic, cultural, or architectural nature of the site or surrounding area, or successfully mitigates such impacts.

The City Council Conducted a public hearing on October 27, 2020 as advertised.

The City Council took action to approve the ordinance on first reading on October 27, 2020.

Staff Recommendation

Staff recommends approval.

City Attorney has approved ordinance as to form.

Planning and Zoning Commission Action

On October 5, 2020 the Planning and Zoning Commission conducted a public hearing and recommended approval with no conditions on the proposed ordinance with a vote of 6-0.

Previous City Council Action

The City Council conducted a public hearing on October 27, 2020 as advertised and took action to approve the ordinance on first reading. (Vote 6-0)

Deadline for City Council Action

N/A

Projected Future City Council Action

The second a final reading of the ordinance is scheduled for November 10, 2020.

Funding Expected: Revenue____ Expenditure____ N/A X

Budgeted Item: Yes____ No X

Amount: n/a

1295 Form Required? Yes____ No X

Legal Review Required: X Required Date Completed: 8/12/2020

Supported documents attached:

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

Recommended Actions

Approve the ordinance on second and final reading for a Specific Use Permit.