



RECEIVED

AUG 19 2011 Case# SUP/SD- _____ - _____

Specific Use Permit/ Special District - Application

Applying for: (check)	<input type="checkbox"/> Specific Use Permit	<input checked="" type="checkbox"/> Special District – Corridor
	<u>Applicant</u>	<u>Engineer</u>
Name	<u>Scott Berkowitz</u>	_____
Organization	_____	_____
Mailing Address	<u>400 Heatherwilbe Blvd</u>	_____
	<u>Pflugerville, Tx. 78660</u>	_____
Phone Number	<u>973-839-4432</u>	_____
Fax Number	<u>512-989-3031</u>	_____
Email Address	<u>Scott@cusmetal.com</u>	_____
Signatures	by: <u>[Signature]</u> <u>Floyd Alves</u>	by: <u>[Signature]</u> <u>Floyd Alves</u>

Property Description:

Name of Project/ Business: Project Jersey

Street Address: 2609 East Pecan

Legal Description: ABS 162 Survey 66 Caldwell W
(Separate attachment accepted)

Dimensions of Lot:	<u>652,500±</u>	<u>15±</u>
	Frontage	Depth
	Square Feet	Acreage

Watershed: Wilbarger

Parcel ID: 263778 Zoning District: Corridor 5

Present Land Use: Ag Proposed Land Use: LI

Existing Building On Property? Yes No S.F of Building 100,000

Is a portion of property located in?: Floodplain CBD Corridor

To Be Completed By Staff:	Filing Fee: _____
Case Name: _____	Case Manager: _____
Date Received: _____	Submittal Completion Date: _____
PH Notice sent to Pflag: _____	PH Notice appears in Pflag: _____
P&Z Meeting Date: _____	City Council Meeting Date: _____

Specific Use Permit Application

Submittal Requirements:

- ✓ 1. Filing Fee \$ N/A
- ✓ 2. Complete **Specific Use Permit Application** with all required contact information.
- ✓ 3. **Initial submittal - 5 full size copies & One 11x17 copy** of the Site Plan showing:
 - a) Off-street parking facilities
 - b) Size, height, construction materials, and locations of buildings
 - c) Uses to be permitted
 - d) Location and instruction of signs
 - e) Means of ingress and egress to public streets
 - f) Type of visual screening such as walls, plantings and fences
 - g) Relationship of the intended use to all existing properties and land uses 200 feet from subject site.
 - h) Building floor plans/ Building Elevations
 - i) Tree survey mapping and identifying all trees.
- ✓ 4. **In a typed response, please answer the following questions, as evidence that the request complies with the conditions required for approval of a Specific Use Permit.**
 - a. Specific Use Permit pertains to Section 155 Subchapter 5.6 of the Site Development Code/ Zoning Code which requires...
 - b. Explain how the proposed use is harmonious and compatible with its surrounding existing uses or proposed use.
 - c. Please explain how the proposed activities are normally associated with the requested land use.
 - d. Explain how the nature of the proposed land use is reasonable.
 - e. Please state what measures will be taken in order to mitigate the impact on the surrounding area.
- ✓ 5. **Tree Survey mapping and identifying all trees.**

Additional Information:

A building, premise, or land used under a Specific Use Permit may be enlarged, modified, structurally altered, or otherwise changed provided the changes do not:

- a) Increase the height of Structures, including antenna support structures.
- b) Increase building square footage from its size at the time the original Specific Use Permit was granted by more than 10 percent.
- c) Reduce the distance between a building or noise-generating activity on the property and an adjacent, off-site residential use. This provision shall not apply if the property and the residential use are separated by a major thoroughfare depicted on the City's Thoroughfare Plan
- d) Reduce the amount of open space as indicated in the approved Specific Use Permit.
- e) All other enlargements, modifications, structural alterations, or changes shall require the approval of a new Specific Use Permit. Antennas may be placed on a tower with an existing Specific Use Permit without approval of a separate Specific Use Permit subject to approval of a Final Plat and Site Plan for the property.

Specific Use Permit Criteria

Answer the questions on the following pages, as evidence that the Specific Use Permit request complies with the conditions required for approval (extra pages and supplemental illustrations or photographs may be requested by staff)

Requested Specific Use Permit:

1. Specific Use Permit pertains to Section 155 Subchapter 3E of the Site Development Code/ Zoning Code which requires...

Structures to orient to public streets & Trails. Promote Connectivity of existing right of way. Show how structures per sites are related to road points and relate to the overall development. Show greenways, trails, & placings. Show compliance with Chapter 155. Show compatibility with surroundings and development. Show negative impact and mitigation if applicable.

2. The proposed use is harmonious and compatible with its surrounding existing uses or proposed uses, because...

This is a proposed Light Industrial Building for manufacturing located in the Pflugerville Renewable Energy Park. The site is predevelopment and adjacent to the SH/30 tollway. The City Council has specifically found this site preferable for this use.

3. Please demonstrate how the proposed activities are normally associated with the requested use.

The Proposed tenants are Solar Panel manufacturers and also make products that are environmentally friendly. Manufacture or assembly of these products are typically performed in LI districts.

4. The nature of the proposed use is reasonable, because...

The use is compatible with the Renewable Energy Park and the purpose of PCDC + City to create jobs in environmentally ~~sound~~ industries - Sustainable Industries.

5. Please state what measures will be taken in order to mitigate the impact on the surrounding area

The use is compatible with the surrounding area which is undeveloped. See attached exhibit (C+D).

Additional Requirements if site is located in a Corridor (CL3, CL4, CL5) Zoning District:

In a typed response, please demonstrate how this project meets the criteria for approval.

1. Conformance with the 4 *Guiding Principles of the "SH 45 & SH 130 Corridor Study" and zoning regulations.
 - a. *Create a series of unique places to shop, work, and live.
 - b. *Establish a diversified and leak-free tax base.
 - c. *Establish an enhanced, long-term market capture.
 - d. *Utilize smart, healthy and sensible design concepts.
 - e. Lessen congestion in the streets.
 - f. Secure safety from fire, panic and other dangers.
 - g. Insure adequate light and air.
 - h. Prevent the overcrowding of land to avoid undue concentration of population.
 - i. Facilitate the adequate provision of transportation, water, sewerage, parks, open spaces, and other public requirements.
 - j. Maintain property values and encouraging the most appropriate use of land throughout the Corridor consistent with the Comprehensive Plan and the Corridor Plan.
2. Retail activity located at the following major intersections:
 - a. SH 130 and SH 45; SH 130 and Pecan Street; SH 45 and Heatherwilde Blvd; SH 130 and Pflugerville PKWY; and FM 685 and Pflugerville PKWY
3. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.
4. The extent of connectivity among proposed and existing ROW is demonstrated.
5. Clustering of free standing pad sites at focal points or key features within the development. (i.e. retention ponds, greenways, dedicated hike/bike facilities, or plazas, parks or other features)
6. Exhibits compatibility of the design with surrounding properties and development patterns.
7. Exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.
8. Exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.

Applicant's Affidavit

Project Name: Project Jersey

I, Floyd Akers, certify that I have read this form thoroughly and the information included in this supplemental application form is a true representation of the permit applications submitted to date that are associated with the current application or this application is not one in a series of permits as defined by Chapter 245 of the Texas Local Government Code.

Address: 203 W. Main Suite E

City: Pflugerville State: TX Zip Code: 78660

Phone: 512-990-3775 Fax: 512-990-3183

Signature: [Handwritten Signature]

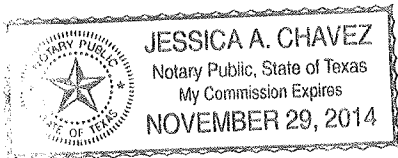
THE STATE OF Texas :

COUNTY OF Texas :

KNOW ALL MEN BY THESE PRESENTS

Before me, Jessica A. Chavez on this day personally appeared Floyd Akers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9 day of August, 2011.



Jessica A. Chavez
Notary Public's Signature

My Commission Expires: 11/29/2014



Consent of Owner

Project Name: Project Jersey

Property Owner Name: Pflugerville Community Development Corporation

Address: 205 W. Main

City: Pflugerville State: TX Zip Code: 78666

Phone: 990-3725 Fax: 990-3183

Email: fakers@cityofpflugerville.com

Signature: [Handwritten Signature]

By signing this form, the owner of the property authorizes the City of Pflugerville to begin proceedings in accordance with the process for the type of application indicated above. Owner further acknowledges that submission of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application; the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

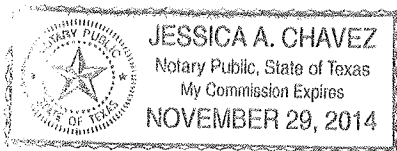
THE STATE OF Texas :

COUNTY OF Travis :

KNOW ALL MEN BY THESE PRESENTS

Before me, Jessica Chavez, on this day personally appeared Floyd Akers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 19 day of August, 2011.



Jessica Chavez
Notary Public's Signature

My Commission Expires: 11/29/2014

Project Jersey Special District

The City of Pflugerville and the Pflugerville Community Development Corporation are excited about the possible construction of two 100,000-130,000 square foot renewable energy manufacturing buildings in Pflugerville. The City has established policies to adopt reasonable measures, as are permitted by law, to promote the development of new and expanded business enterprises within the City and thereby enhance the economic stability and growth of the City. The City is committed to Renewable Energy as a long term safe and sustainable way to provide for the energy needs of our Citizens. To that end the City has already executed an agreement to create a 60 Megawatt Solar Farm in Pflugerville with RRE Austin Solar.

The Pflugerville Community Development Corporation (PCDC) currently has 160 acres located at the intersection of FM 1825 and the SH 130 Toll Way that is being developed as a Renewable Energy Investment Zone and Solar Incubator Site. The City Council requested Rep. Mark Strama to promote legislation to allow for a Renewable Energy Zone on this site to encourage renewable energy companies to locate at this site. See Exhibit A.

The PCDC is attempting to make the energy consuming infrastructure of the site carbon neutral. If there is an ability to use the electricity generated by this project to power street lights, traffic signals and the sewer lift station this site could become a worldwide model for future green development.

The PCDC is also collaborating with the Austin Technology Incubator and the University of Texas at Austin on this solar incubator site. The addition of the two manufacturing buildings will give Pflugerville a great opportunity to recruit those businesses to our community increasing economic development, expand the tax base, and create new jobs in manufacture, research and development. We strongly believe that the proposed construction and light industrial use will allow us to meet and exceed all our goals.

The renewable energy manufacturing sites will front a future public street and the SH130 Toll way in order to shield the truck traffic from public view. The PCDC shall build all designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.

The entire Pflugerville Renewable Energy Park will increase connectivity among proposed and existing right-of-ways. The PCDC purchased the first 1600' of Sun Light Near Drive from Travis County for \$799,000 and will dedicate that ROW and Trail to the City as part of this process. In addition, PCDC plans to construct a 4 lane boulevard though the project ultimately connecting Pecan Street to Cameron Road.

The front 40 acres of Pflugerville Renewable Energy Park uses freestanding pad sites clustered at a focal points to establish a sense of place when entering the

development. See Exhibit B. The overall project will include greenways, dedicated hike/bike facilities, and a plaza to create a gathering place.

The Pflugerville Community Development Corporation believes this project will significantly contribute to the creation of the entire Pflugerville Renewable Energy Park. This first step will create a place for renewable energy companies to manufacture products that are sensitive to the environment. See Exhibit C & D. By clustering renewable energy companies in this location this park will create a unique confluence of renewable energy engineers and scientists to collaborate and network with other similarly situated companies. These small, medium and large manufacturing operations will allow Pflugerville to expand its local workforce and create a strong ad valorem and personal property tax base to enable the City Council to continue to lower taxes on all citizens. Due to the location of this project the workers will have little choice but to spend discretionary dollars in Pflugerville further expanding the overall tax base.

The Pflugerville Community Development Corporation believes the design of this project is smart and sensible as it shields the most noxious use (truck loading / unloading) from public view. The location of the project directs traffic away from the City center to the undeveloped parts of the SH 130 toll way pulling traffic away from more congested areas of town. The project is located close to an existing fire station on Pecan. (Approx. 2 miles) All lighting on the project shall be shielded and compliant with dark sky conditions that will be imposed by deed covenants.

This project will provide up to 750 new good paying jobs in Pflugerville. The project is expected to use little potable water and have access to reuse water for landscaping, fire suppression and manufacturing. The buildings are expected to have values in excess of \$18,000,000 exclusive of personal property. That is in excess of the value of the entire 160 acre tract surrounding this site. This project should generate significant new retail development in the immediate vicinity to serve the workforce at the location.

The Pflugerville Community Development Corporation believes this project and application illustrates compliance with the requirements and guidelines of site development code. The application exhibits compatibility of the design with surrounding properties and development patterns. The design of Project Jersey and the entire project by PCDC ensures the property will be compatible with the surrounding land uses and have significant aesthetic value. The application exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment. The environmentally sensitive infrastructure will include led street lighting powered by renewable energy as well incorporating the use of reuse water to adequately landscape the greenways. The application exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area.

TaxNetUSA: Travis County Property Information

Property ID Number: 263778 Ref ID2 Number: 02595001020000

Owner's Name **PFLUGERVILLE COMMUNITY**

Mailing Address DEVELOPMENT CORPORATION
PO BOX 1160
PFLUGERVILLE, TX 78691-1160

Location PECAN ST 78660

Legal ABS 162 SUR 66 CALDWELL W ACR 121.7900

Property Details

Deed Date 11212008
Deed Volume
Deed Page
Exemptions TOT
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 121.7900
Block
Tract or Lot
Docket No. 2008190659TR
Abstract Code A0162
Neighborhood Code _RGN315

Value Information

2011 Certified

Land Value 487,160.00
Improvement Value 0.00
AG Value 0.00
AG Productivity Value 0.00
Timber Value 0.00
Timber Productivity Value 0.00
Assessed Value 487,160.00
10% Cap Value 0.00
Total Value 487,160.00

Data up to date as of 2011-08-03

- AGRICULTURAL (1-D-1)
- APPOINTMENT OF AGENT FORM
- FREEPORT EXEMPTION
- HOMESTEAD EXEMPTION FORM (TIFF) (PDF)
- PRINTER FRIENDLY REPORT
- PROTEST FORM
- RELIGIOUS EXEMPTION FORM
- PLAT MAP
- PLAT MAP

Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		487,160.00	0.00	487,160.00	487,160.00
03	TRAVIS COUNTY	0.465800	487,160.00	0.00	487,160.00	487,160.00
19	PFLUGERVILLE ISD	1.460000	487,160.00	0.00	487,160.00	487,160.00
2J	TRAVIS CO HEALTHCARE DIST	0.071900	487,160.00	0.00	487,160.00	487,160.00
20	CITY OF PFLUGERVILLE	0.604000	487,160.00	0.00	487,160.00	487,160.00
9B	TRAVIS CO ESD NO 2	0.100000	487,160.00	0.00	487,160.00	487,160.00

Improvement Information

Improvement ID State Category Description

Segment Information

Imp ID Seg ID Type Code Description Class Effective Year Built Area
Total Living Area 0

Land Information

Land ID Type Code SPTB Code Homesite Size-Acres Front Depth Size-Sqft
350901 LAND X F 121.790 0 0 5,305,172

show history

TREE SURVEY

NOTE:

TMN # 1
NORTHEAST CORNER OF 159 ACRES IN THE SOUTH
RIGHT-OF-WAY OF PECAN AND WEST RIGHT-OF-WAY STATE
HIGHWAY 130, 5/8" IRON ROD W/ 1X00T ALUMINUM CAP
ELEVATION 65069'


TMN # 2
SOUTHWEST CORNER OF 159 ACRES TRACT IN THE NORTH LINE
OF THE EDWARDS BURNS 34 ACRE TRACT AND WEST
RIGHT-OF-WAY OF STATE HIGHWAY 130, 5/8" IRON ROD W/
ALUMINUM CAP
ELEVATION 60774'
BENCHMARK INFORMATION IS BASED ON LCRA GPS MONUMENT
ASS1 VERTICAL DATUM NAVD 88.

LINE	BEARING	DISTANCE	AREA
1	N28°17'11"E	1068.19	159.788
2	N28°17'28"E	1971.52	
3	N17°08'02"W	563.65	
4	N62°08'05"W	1968.83	
5	N62°04'10"W	1002.92	
6	S06°54'12"E	1068.35	
7	S17°26'43"E	753.89	
8	S17°26'43"E	753.89	
9	S17°26'43"E	753.89	
10	S17°26'43"E	753.89	
11	S17°26'43"E	753.89	
12	S17°26'43"E	753.89	
13	S17°26'43"E	753.89	
14	S17°26'43"E	753.89	
15	S17°26'43"E	753.89	
16	S17°26'43"E	753.89	
17	S17°26'43"E	753.89	
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25	S17°26'43"E	753.89	
26	S17°26'43"E	753.89	
27	S17°26'43"E	753.89	
28	S17°26'43"E	753.89	
29	S17°26'43"E	753.89	
30	S17°26'43"E	753.89	

CERTIFICATION:
I, ROBERT E. HYSMITH, A REGISTERED PROFESSIONAL LAND SURVEYOR
DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND
OF THE PROPERTY SHOWN HEREON, OCTOBER 06, 2009, UNDER MY
DIRECTION AND SUPERVISION.

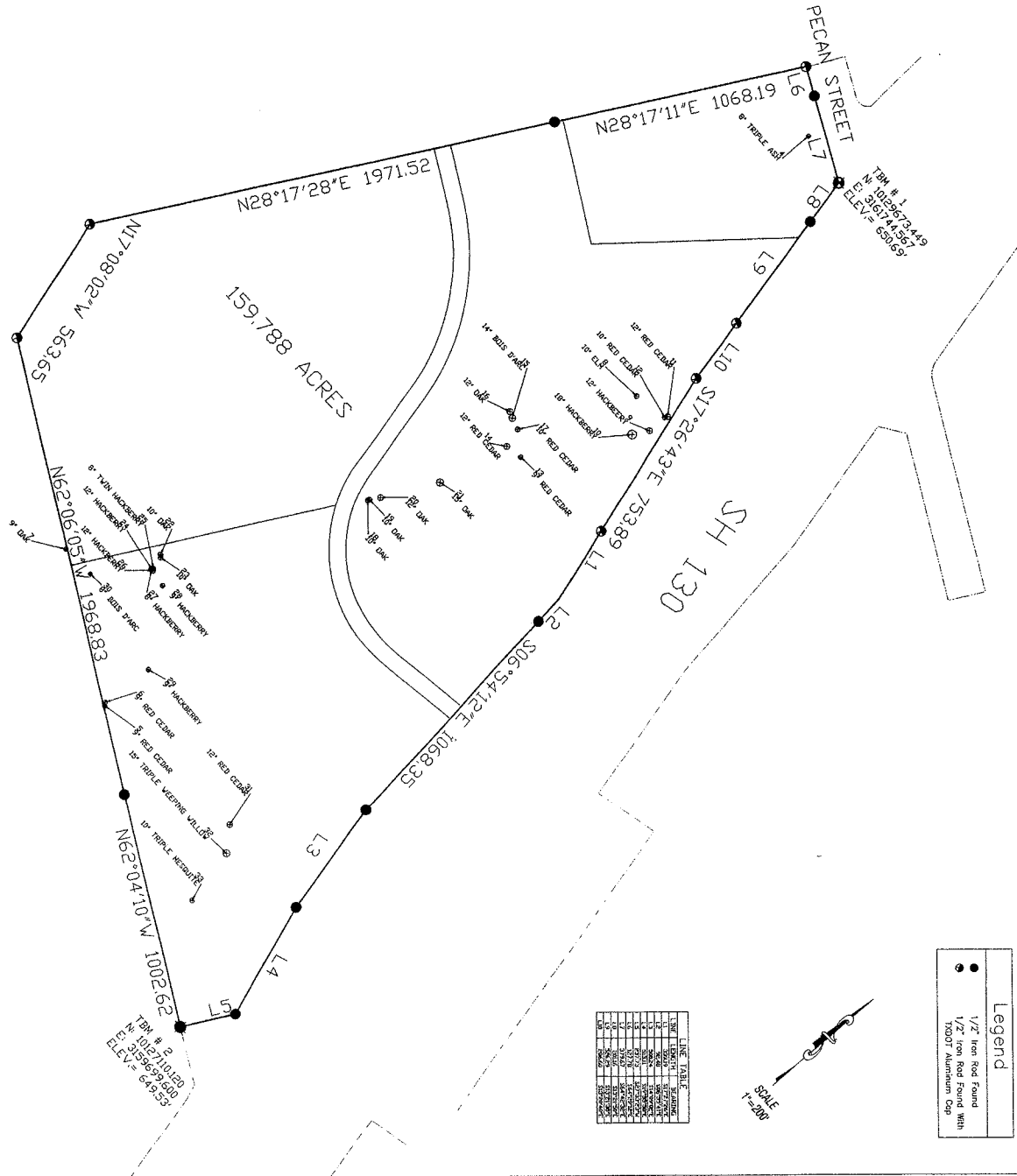
Robert E. Hysmith
ROBERT E. HYSMITH, RPLS NO. 5131
STATE OF TEXAS
12/16/09



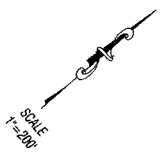


G & R SURVEYING, LLC
Land Engineering &
Construction Surveys
1809 OUIDA STREET, AUSTIN, TEXAS 78728
Ph: 512-267-7430 Fax: 512-836-8385

DATE OF SURVEY: OCTOBER 06, 2009
JOB NO. 9164
6 of 74



LINE	BEARING	DISTANCE	AREA
1	N28°17'11"E	1068.19	159.788
2	N28°17'28"E	1971.52	
3	N17°08'02"W	563.65	
4	N62°08'05"W	1968.83	
5	N62°04'10"W	1002.92	
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28	S17°26'43"E	753.89	
29	S17°26'43"E	753.89	
30	S17°26'43"E	753.89	



Legend

- 1/2" Iron Rod Found
- 1/2" Iron Rod Found With 1000T Aluminum Cap