

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

**SUMMARY LETTER
FOR
SH-130 COMMERCE CENTER – LOT 3F SUP**

July 2022

Prepared by:



**DCS Engineering, LLC
1101 S. Capital of Texas Hwy, Building G-100
Austin, TX 78746
(512) 614-6171
T.B.P.E. Firm No.: F-13162
Project Number: 20101482**



DCS Engineering, LLC
1 101 S. Capital of Texas Highway
Building G-100
Austin, Texas 78746
Tel: (512) 614-6171
T.B.P.E. Firm No. F-13162
www.DCS-Engineering.com

July 05, 2022

Mr. Jeremy Frazzell
City of Pflugerville
100 W. Main St.
P.O. Box 589,
Pflugerville, Texas 78691

Reference: Pflugerville Community Development Corporation
Lot 3F - Specific Use Permit
DCS Project No. : 20101482

Dear Mr. Frazzell:

Attached you will find a copy of the Zoning Application Form in order to request a Specific Use Permit for the 24.393-acre Lot 3F of Replat of Lot 3C -Renewable Energy Park (Property ID 837593), located within the SH-130 Commerce Center at Impact Way, Pflugerville, Tx 78660. It should be noted here that the lot is being re-platted as a part of the Impact Way Extension -Phase III project and the plat will be filed once the public improvements have been constructed. A copy of the proposed plat is included in the application package and contains the full legal description of the subject property.

The property is currently zoned as CL5-Urban Level 5 and we are requesting a SUP to allow for Industrial Uses (Light) zoning usages. The Lot 3F site is proposed to be split into three parcels , the first of which will be an approximately 1-acre parcel containing a 40,000 SF training facility, the second will be approximately 8.8 acres and contain a 60,000 SF manufacturing facility, and the third will be approximately 14.5 acres and will contain a 162,284 SF manufacturing facility. Other existing land uses within the SH-130 Commerce Center include Light Industrial -Warehouse Distribution Indoor, Campus Industrial, Industrial Uses (Light), Hotel, Office -Professional, and Data Center.

Prior to site development , Impact Way will be extended to provide access and public utilities to the site. The tracts will be shaped in such a way that each lot will have at least 50' of frontage onto Impact Way, however, it is anticipated that the two larger tracts will utilize a joint access driveway for their ingress and egress to Impact Way.

If you have questions about this proposal, please call me at (512) 614-6171 .

Sincerely,

A handwritten signature in blue ink, appearing to read "K Johnson", with a long horizontal flourish extending to the right.

Kathryn Johnson , P.E.
Project Manager

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List of Attachments

Attachment

1	Site Location Map
2	Tax Map
3	Zoning Map
4	FEMA Floodplain Map
5	COP Utility Letter
6	COP Water Utility Map
7	COP Wastewater Utility Map
8	Topography Map
9	USDA Soils Report

1 INTRODUCTION

The site proposed for development is located at SH-130 Commerce Center - Lot 3F – Impact Way Extension, Pflugerville, Texas 78660, entirely within the Full Purpose Zone of the City of Pflugerville. The subject site is ± 24.393-acres and is currently undeveloped. The project includes necessary site improvements for access, utility services, grading and drainage improvements, and environmental protections. A *Site Location Map* is included in the appendix of this report as **Exhibit 1**.

2 SUBDIVISION

The site consists of one tax parcel (0262490102) that is described as LOT 3F. A *Tax Map* with a sketch of the proposed replat is included in the appendix as **Exhibit 2**.

3 ZONING

The site is zoned as corridor district CL5 (Urban Center) and we are requesting a SUP to allow for Industrial Uses (light) zoning usages. The Lot 3F site is proposed to be split into three parcels, the first of which will be an approximately 1-acre parcel containing a 40,000 SF training facility, the second will be approximately 8.8 acres and contain a 60,000 SF manufacturing facility, and the third will be approximately 14.5 acres and will contain a 162,284 SF manufacturing facility. Other existing land uses within the SH-130 Commerce Center include Industrial Uses (Light) Office/Warehouse, Campus Industrial, Industrial Manufacturing, Hotel, Office – Professional, and Data Center. A *Zoning District Map* is included in the appendix as **Exhibit 3**.

4 PRELIMINARY SITE PLAN

The 14.5 acres portion of Lot 3F has a prospective buyer and a site plan has been provided for that portion of the lot. The remainder of Lot 3F will be developed at a later date but will have a similar land use as the 14.5 acres portion. The proposed site plan includes one new Industrial/Warehouse Building, truck dock areas, 2 driveway entrances, and on-site parking. The proposed size of the building is 162,284 SF and the proposed improvements will add approximately 410,226 SF of impervious cover. Please see the Site Plan that has been included as part of the Specific Use Permit Application for more details.

5 WATERSHED

The subject property is located within the Wilbarger Creek Watershed. The subject site is not located within either the Edwards Aquifer Recharge Zone or the Recharge Verification Zone as defined by the City of Austin.

6 FLOODPLAIN

No portion of the subject tract is located within a 100-year FEMA designated flood plain as shown on FEMA Map Panel No. 48453C0290J, dated August 18, 2014. A copy of the *FEMA Floodplain Map* has been included in the appendix of this report as **Exhibit 4**.

7 STORMWATER DETENTION AND WATER QUALITY

In existing conditions, water gathered on-site drains to the east through existing drainage infrastructure and into the regional detention pond. The existing regional detention pond was designed to serve Lot 3F in its full build-out condition so no additional detention is proposed. The improved site will drain to the north into the existing engineered drainage channel.

8 WATER AND WASTEWATER

The site is located within the City of Pflugerville Water and Wastewater CCN areas therefore the City of Pflugerville will provide service to the property. All water and wastewater system improvements shall be in accordance with the City of Pflugerville design criteria and specifications. Information about existing and proposed wet and dry utilities has been incorporated into the design of water and wastewater utility infrastructure. An email stating that a Service Availability Letter is not required from City of Pflugerville Development Services Center has been included in the appendix of this report as **Exhibit 5**.

Water service for the proposed development will connect to the existing 8” PVC water line adjacent to the site. A *Water Distribution Map* illustrating the existing water infrastructure has been included in the appendix of this report as **Exhibit 6**.

Wastewater generated by the proposed development will be conveyed to the existing 8” PVC gravity line on the eastern side of the site and then to the existing 12” PVC gravity line adjacent to the site along Impact Way. A City of Pflugerville *Wastewater Collection Map* illustrating the existing wastewater infrastructure has been included in the appendix of this report as **Exhibit 7**.

9 DRY UTILITIES

Oncor is the electric provider and Atmos is the gas provider for this area. Existing underground electric and gas lines run along eastern side of Impact way and can be extended to the site through existing PUEs.

10 ROADWAY FRONTAGE AND ACCESS

Lot 3F has direct access to Impact Way. After replatting, the 1-acre portion of the lot will have a dedicated driveway onto Impact Way and the remainder of the tract will utilize a joint access driveway onto Impact Way. In addition, an emergency access driveway is currently under construction for the project SH 130 Commerce Center – Phase 3 (CON2105-02), which will allow emergency vehicles to access Lot 3F from Sun Light Near Way.

11 EROSION AND SEDIMENTATION CONTROL AND TREE PROTECTION

Appropriate erosion control measures will be designed in accordance with the Environmental Criteria Manual and will be included for review with the site development permit application.

These measures include the use of silt fences, mulch sock, tree protection and inlet protection for all inlets within the vicinity of the site. The design of the site plan and site-engineering improvements has been done with the goal of minimizing the impacts and effects on the natural and traditional character of the land and surrounding waterways. Hence, we do not anticipate adverse impacts as a result of this development.

12 LANDSCAPING AND TREES

The site is subject to and compliant with Pflugerville/Travis County Subdivision Regulations as well as the Tree and Natural Area Protection ordinance. A landscape plan will be prepared and included in the final construction documents.

13 ENVIRONMENTAL CONSIDERATIONS

The subject site has an approximate elevation change of 40 ft. The site generally drains from Southwest to Northeast. A *Topography Map* is included in the appendix as **Exhibit 8**.

According to the USDA Web Soil Survey (WSS), the subject site is comprised of Houston Black Clay (HnB) soil with 1 to 3 percent slopes and Houston Black Clay (HnC2) soil with 3 to 5 percent slopes. A *USDA Soils Map* is included in the Appendix as **Exhibit 9**.

14 CONCLUSION

To our knowledge, the attached exhibits and preliminary site plans are complete, correct, and in full compliance with the Unified Development Code and Engineering Design Manual of the City of Pflugerville. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Exhibit 1

SITE LOCATION MAP



SUN LIGHT NEAR WAY

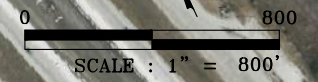
IMPACT WAY

SH 130

1.04 AC TRACT


14.52 AC TRACT


8.81 AC TRACT



SCALE : 1" = 800'

LEGEND:

SUBJECT SITE 

PROPOSED REPLAT 



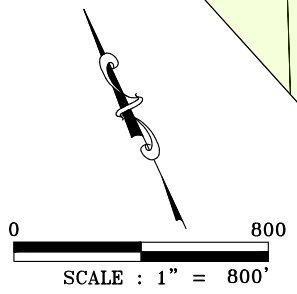
DCS
ENGINEERING, LLC
1101 S. CAPITAL OF TEXAS HWY, BUILDING G-100
AUSTIN, TEXAS 78746 PHONE (612) 614-6171
T.B.P.E. FIRM NO. F-13162

**24.4 AC TRACT
SITE LOCATION MAP**


DATE:	MAY 2022
SCALE:	1" = 800'
FIGURE:	1


Exhibit 3

ZONING DISTRICT MAP





LEGEND:


SUBJECT SITE 

PROPOSED REPLAT 

ZONING DISTRICTS:

CL4 

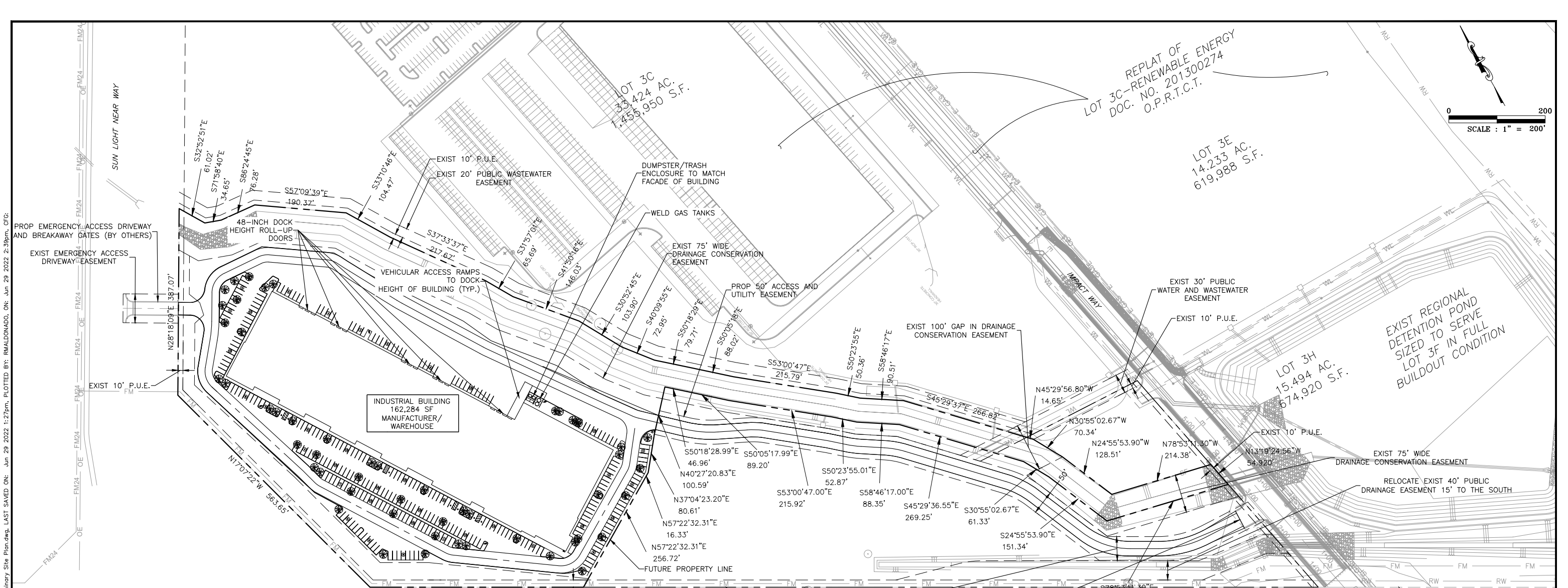
CL5 



DCS
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**24.4 AC TRACT
ZONING DISTRICT MAP**

DATE:	MAY 2022
SCALE:	1" = 800'
FIGURE:	3



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INDUSTRIAL BUILDING - PARKING DATA - REQUIRED			
USE	RATIO	SQUARE FEET	PARKING REQUIRED
OFFICE - BUILDING	1 PER 300 SF	16228	55
INDUSTRIAL USES, LIGHT: INDOOR (NON STORAGE)	1 PER 600 SF	113599	190
INDUSTRIAL USES, LIGHT: INDOOR (STORAGE)	1 PER 2500 SF	32,457	13
TOTAL PARKING REQUIRED			258

INDUSTRIAL BUILDING - PARKING DATA - PROVIDED	
TYPE	PARKING PROVIDED
ACCESSIBLE	8
REGULAR	275
TOTAL PARKING	283

INDUSTRIAL BUILDING - SITE DATA			
PROPOSED ZONING	LIGHT INDUSTRIAL	EXISTING ZONING	CL5
PROPOSED USE	INDUSTRIAL/WAREHOUSE	EXISTING USE	NONE
SITE AREA	14.52 ACRES 632,826 SF		
ALLOWABLE		PROPOSED	
BUILDING HEIGHT	85'	BUILDING HEIGHT	33'-10"
# STORIES	N/A	# OF STORIES	1
BUILDING COVERAGE	85% / 537,902 SF	BUILDING COVERAGE	26% / 162,284 SF
IMPERVIOUS COVERAGE	85% / 537,902 SF	IMPERVIOUS COVERAGE	65% / 410,226 SF
EXISTING IMPERVIOUS COVERAGE	N/A		

REV. NO.	DATE	DESCRIPTION	PROJECT MANAGER:	KJ
			DESIGNED BY:	JG
			CHECKED BY:	JTH
			DRAWN BY:	JG
			DCS PROJECT NO:	20101480



DCS ENGINEERING, LLC
 1101 S. CAPITAL OF TEXAS
 HIGHWAY, BUILDING G-100
 AUSTIN, TX 78746
 TEL: (512) 614-6171
 T.B.P.E. FIRM NO. F-13162

INDUSTRIAL BUILDING
 14.5 AC TRACT

THIS DOCUMENT IS
 RELEASED FOR THE
 PURPOSE OF INTERIM
 REVIEW UNDER THE
 AUTHORITY OF
 JORDAN T. HURTA,
 P.E. 143332
 MAY 23, 2022
NOT FOR CONSTRUCTION
 DCS ENGINEERING, LLC

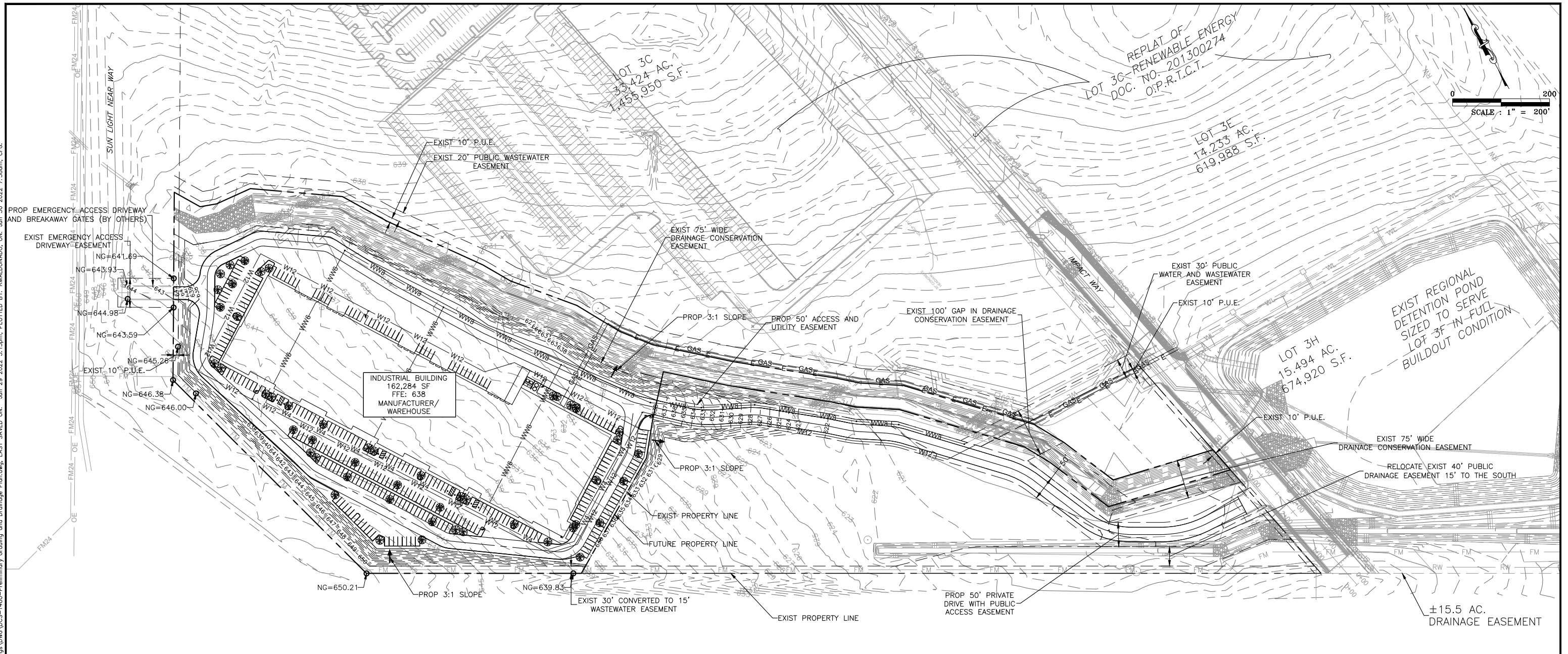
PRELIMINARY SITE PLAN

DATE:
 MAY 2022
 SCALE:
 1" = 200'
 DRAWING:
 1 OF 6

- LEGEND**
- PROPOSED PROPERTY LINE
 - EXIST PROPERTY LINE
 - EASEMENTS
 - CURB / EDGE OF PAVEMENT
 - ⊙ SEWER MANHOLE
 - ♿ ACCESSIBLE PARKING
 - ⊙ TREES
 - ⊙ WATER METER
 - ⊙ WATER BACK FLOW PREVENTOR
 - ⊙ FIRE HYDRANT
 - ⊙ FIRE DEPARTMENT CONNECTION

STATE OF TEXAS
 (17.693 AC.)
 DOC. NO. 2004188029
 O.P.R.T.C.T.

FILENAME: Z:\Projects\1400-1499\20101480 - EYS Metal, Inc. Site Civil\400 - Preliminary Grading and Drainage Plan.dwg, LAST SAVED ON: Jun 29 2022 3:15pm, PLOTTED BY: RMALDONADO, ON: Jun 30 2022 7:56am, CFG:



LEGEND

---	PROPOSED PROPERTY LINE	— WW6 —	6" WASTEWATER LINE
- - -	EXIST PROPERTY LINE	— W12 —	12" WATER LINE
- - -	EASEMENTS	— W4 —	4" WATER LINE
—	CURB / EDGE OF PAVEMENT	⊗	TREES
⊙	SEWER MANHOLE	◼	WATER METER
♿	ACCESSIBLE PARKING	◻ BFP	WATER BACK FLOW PREVENTOR
---	EX. CONTOUR MAJOR	⊗	FIRE HYDRANT
- - -	EX. CONTOUR MINOR	◆	FIRE DEPARTMENT CONNECTION
---	PROPOSED CONTOUR MAJOR	⊗	WATER VALVE
- - -	PROPOSED CONTOUR MINOR		
— WW6 —	8" WASTEWATER LINE		

REV. NO.	DATE	DESCRIPTION

PROJECT MANAGER: KJ
 DESIGNED BY: JG
 CHECKED BY: JTH
 DRAWN BY: JG



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**PRELIMINARY GRADING
 AND DRAINAGE PLAN**

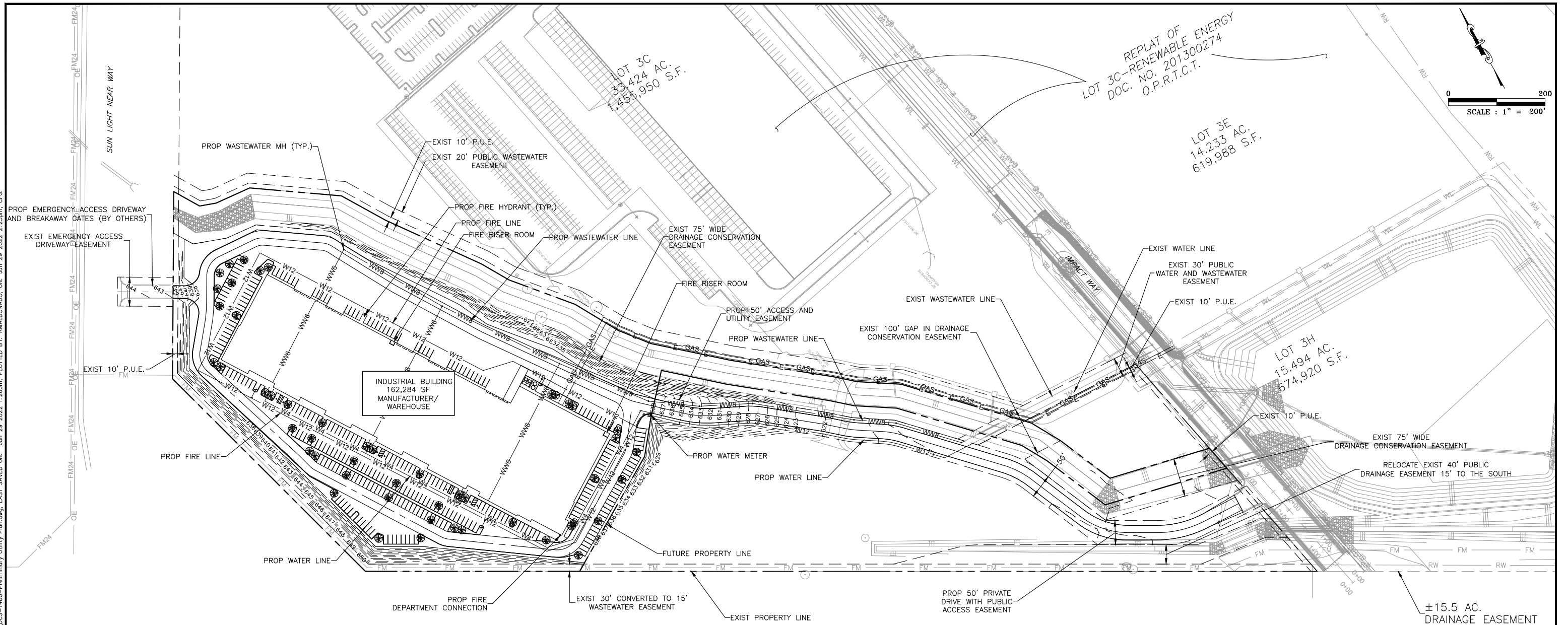
DATE:
MAY 2022

SCALE:
1" = 200'

DRAWING:
2 OF 6

STATE OF TEXAS
 (17.693 AC.)
 DOC. NO. 2004188029
 O.P.R.T.C.T.

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REPLAT OF
LOT 3C-RENEWABLE ENERGY
DOC. NO. 201300274
O.P.R.T.C.T.

LOT 3E
14.233 AC.
619,988 S.F.

LOT 3H
15.494 AC.
674,920 S.F.

SCALE : 1" = 200'

LEGEND

- PROPOSED PROPERTY LINE
- - - EXIST PROPERTY LINE
- - - EASEMENTS
- CURB / EDGE OF PAVEMENT
- ⊙ SEWER MANHOLE
- ♿ ACCESSIBLE PARKING
- ⊙ FIRE HYDRANT
- ⬇ FIRE DEPARTMENT CONNECTION
- ⊙ TREES
- ◼ WATER METER
- ◼ BFP WATER BACK FLOW PREVENTOR
- ✱ WATER VALVE
- EX. CONTOUR MAJOR
- - - EX. CONTOUR MINOR
- PROPOSED CONTOUR MAJOR
- - - PROPOSED CONTOUR MINOR
- WW8 8" WASTEWATER LINE
- WW6 6" WASTEWATER LINE
- W12 12" WATER LINE
- W4 4" WATER LINE

STATE OF TEXAS
(17.693 AC.)
DOC. NO. 2004188029
O.P.R.T.C.T.

REV. NO.	DATE	DESCRIPTION

PROJECT MANAGER:	KJ
DESIGNED BY:	JG
CHECKED BY:	JTH
DRAWN BY:	JG
DCS PROJECT NO:	20101480



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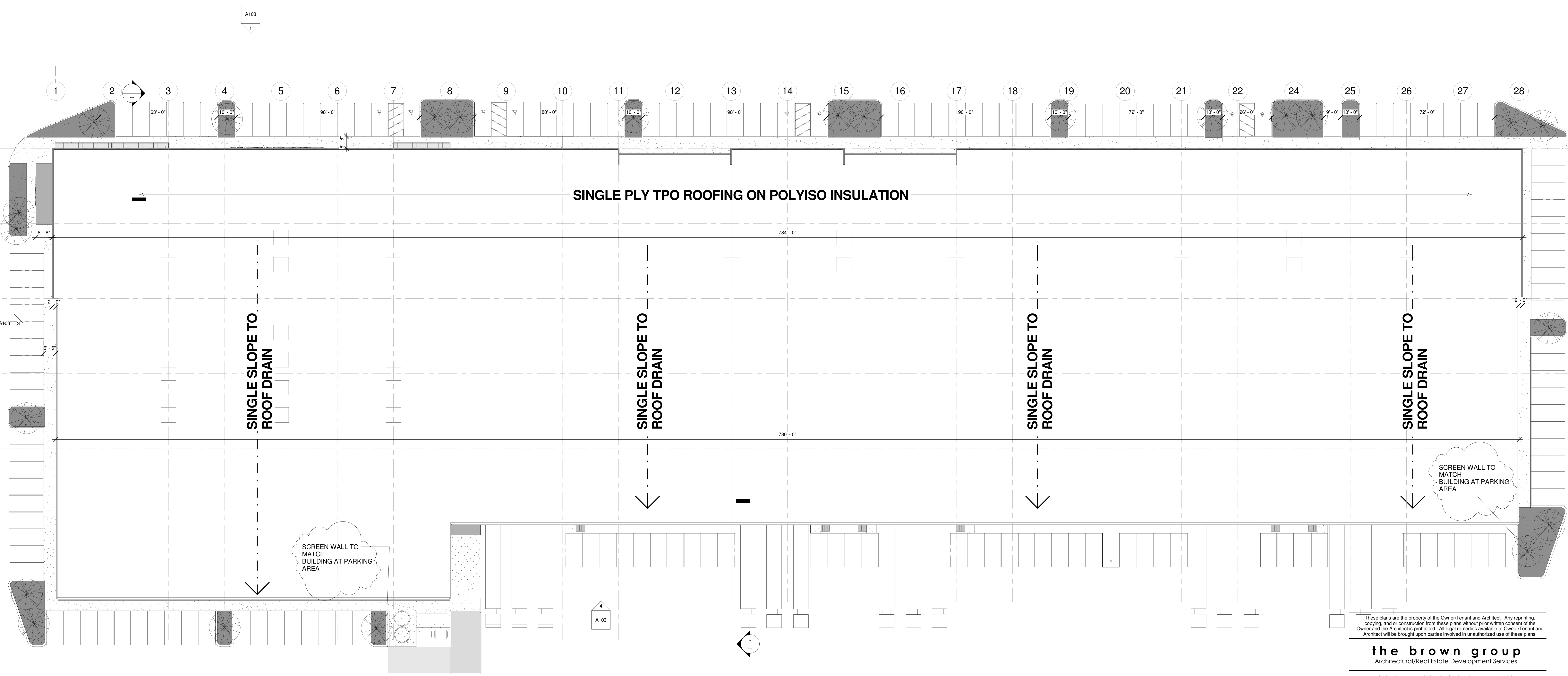
INDUSTRIAL BUILDING

14.5 AC TRACT

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P.E. 143332
MAY 23, 2022.
NOT FOR CONSTRUCTION
DCS ENGINEERING, LLC

PRELIMINARY UTILITY PLAN

DATE:	MAY 2022
SCALE:	1" = 200'
DRAWING:	3 OF 6

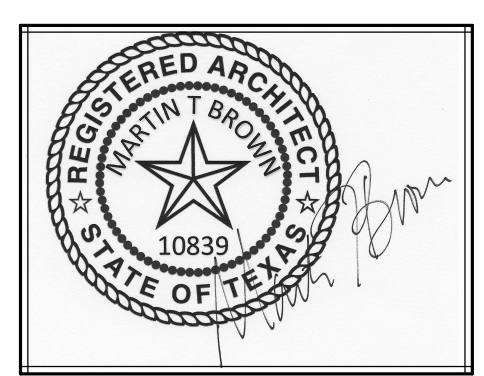


① OVERALL ROOF AND SITE AT BUILDING
1" = 20'-0"

These plans are the property of the Owner/Tenant and Architect. Any reprinting, copying, and or construction from these plans without prior written consent of the Owner and the Architect is prohibited. All legal remedies available to Owner/Tenant and Architect will be brought upon parties involved in unauthorized use of these plans.

the brown group
Architectural/Real Estate Development Services

259 BONHAM LOOP GEORGETOWN, TX 78633
Office: (512) 426-9986



07/02/2022

No.	Description	Date
1	Revision 1 SUP SUBMITTAL	Date 1 07/02/2022

**EVS METALS
TEXAS DIVISION**

BANK PACKAGE

ROOF/SITE PLAN

A101

Scale 1" = 20'-0"

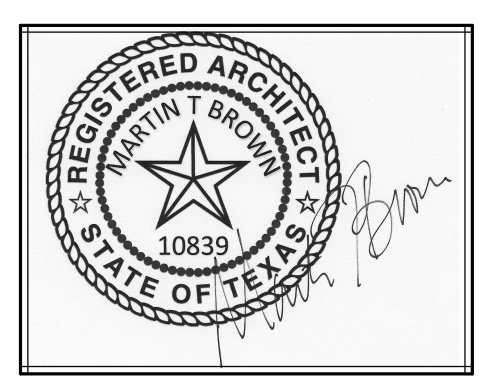


1 OVERALL FLOOR PLAN
1" = 20'-0"

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1	Revision 1 SUP SUBMITTAL	Date 1 07/02/2022

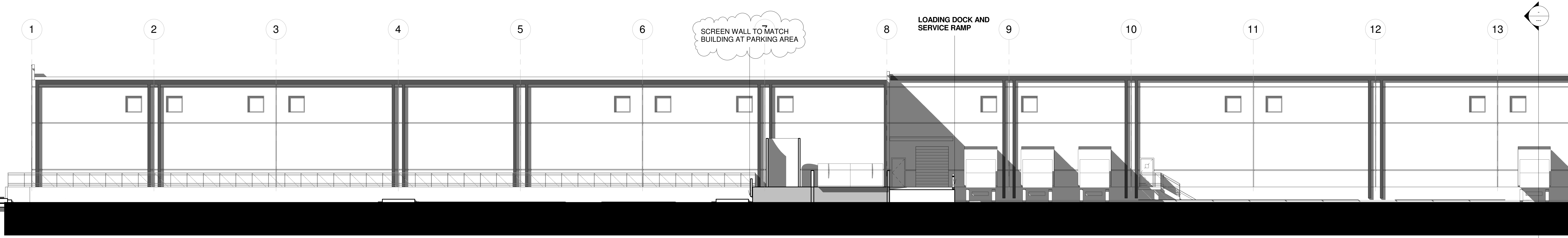
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TEXAS DIVISION**

BANK PACKAGE

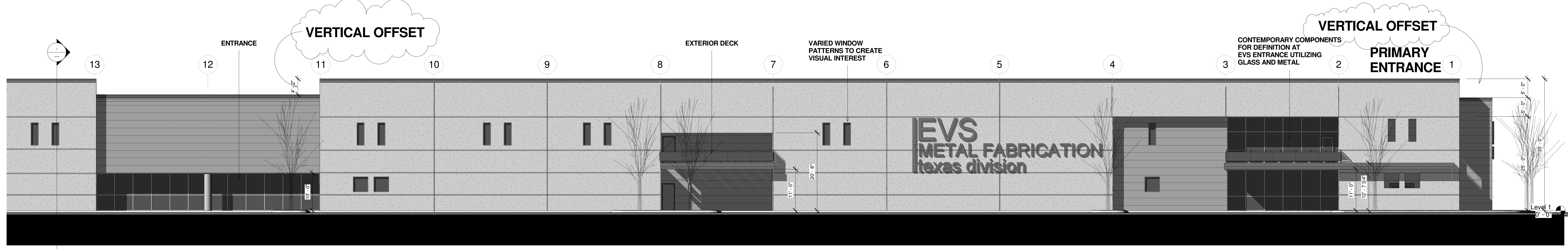
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FLOORPLAN**

A101.1

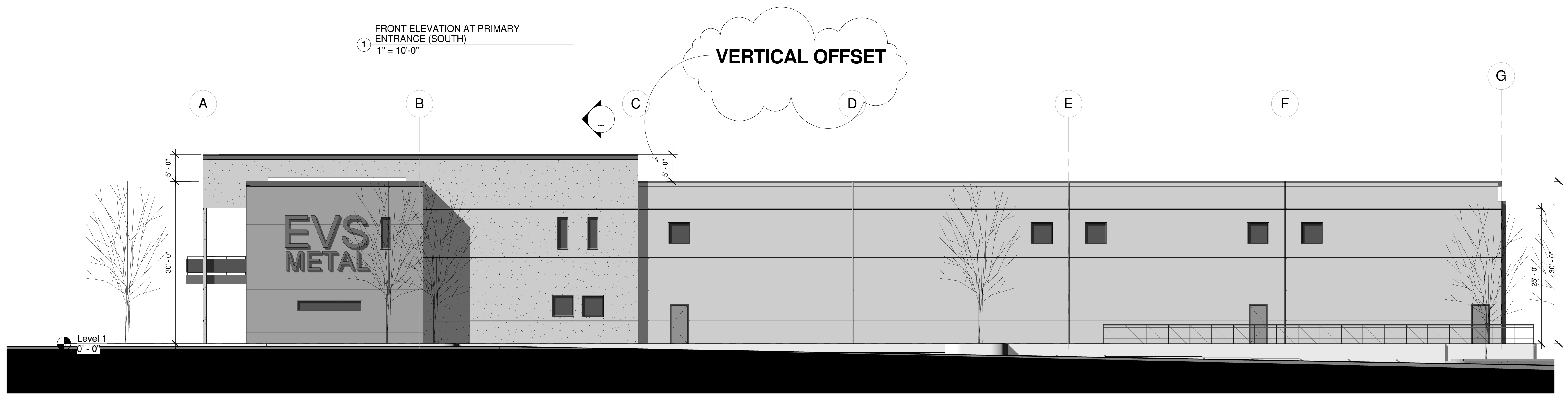
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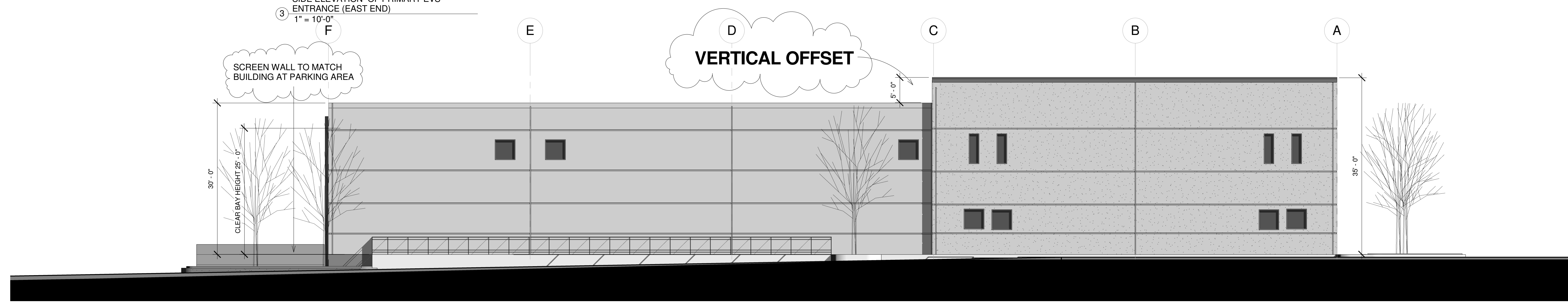
4 PARTIAL LOADING DOCK ELEVATION (NORTH)
1" = 10'-0"



1 FRONT ELEVATION AT PRIMARY ENTRANCE (SOUTH)
1" = 10'-0"



3 SIDE ELEVATION OF PRIMARY EVS ENTRANCE (EAST END)
1" = 10'-0"

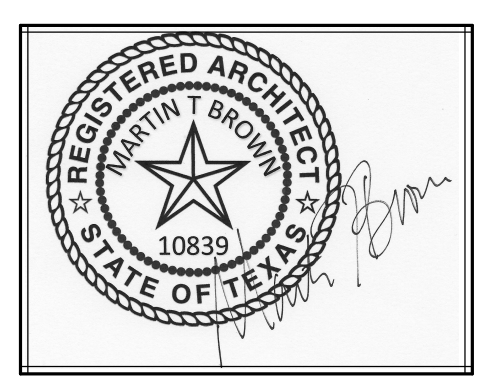


2 SIDE ELEVATION (WEST END)
1" = 10'-0"

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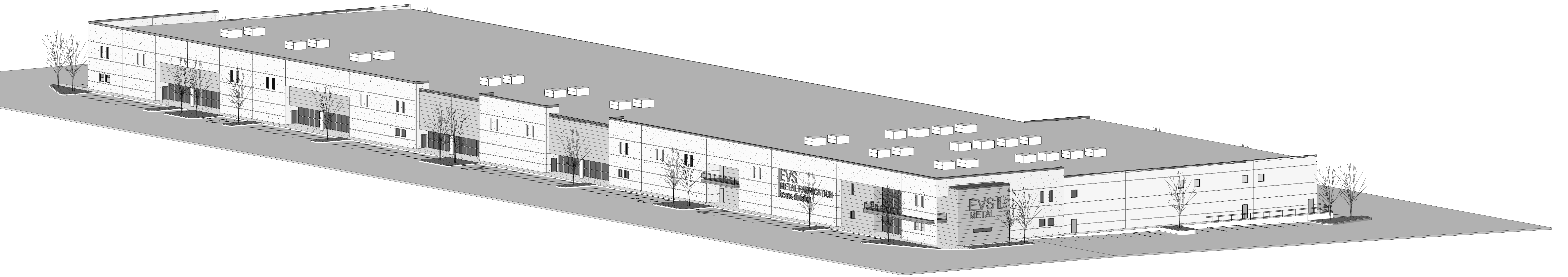
No.	Description	Date
1	Revision 1 SUP SUBMITTAL	Date 1 07/02/2022

**EV METALS
TEXAS DIVISION**

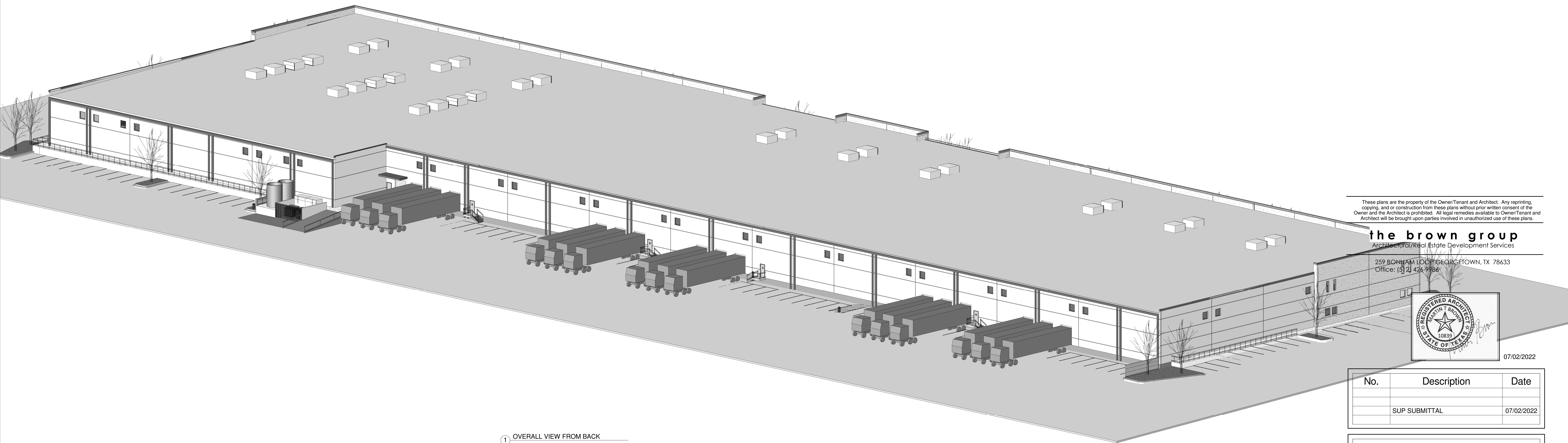
BANK PACKAGE
ELEVATIONS

A103

Scale 1" = 10'-0"



2 OVERALL VIEW OF ENTIRE BUILDING FROM PRIMARY ENTRANCE

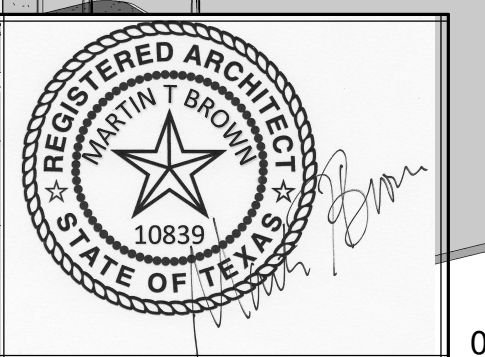


1 OVERALL VIEW FROM BACK

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No.	Description	Date
	SUP SUBMITTAL	07/02/2022

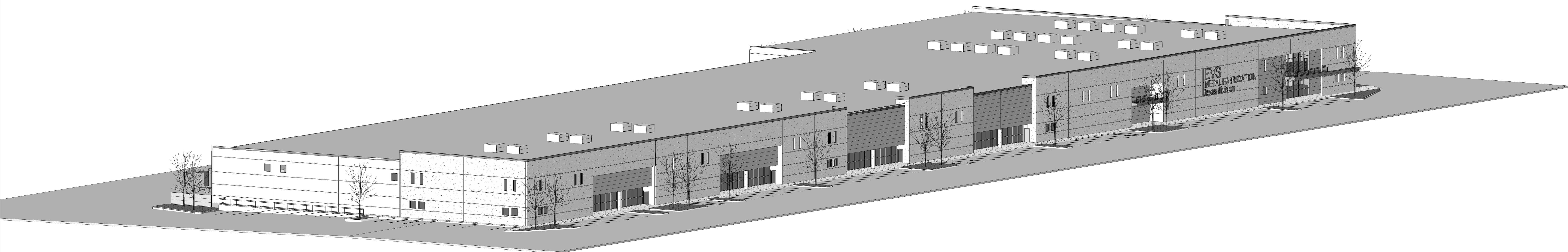
**EVS METALS
TEXAS DIVISION**

BANK PACKAGE

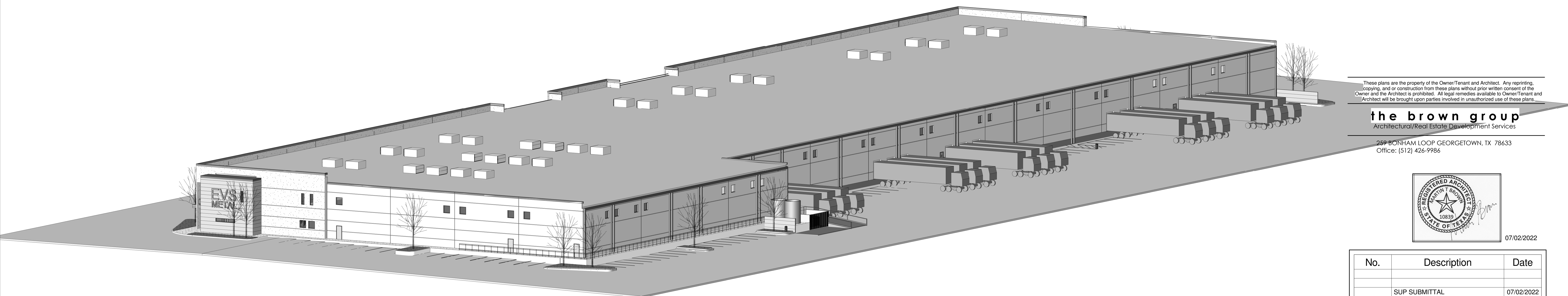
**AERIAL VIEWS
OVERALL**

A103.1

Scale



② OVERALL VIEW OF ENTIRE BUILDING
FROM WEST END

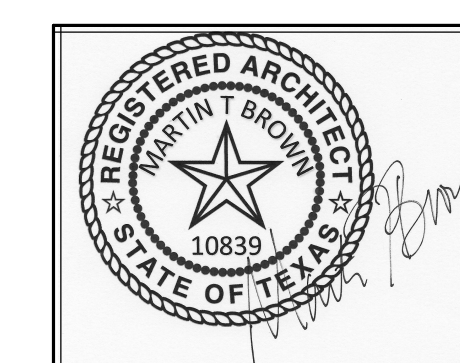


① OVERALL VIEW OF ENTIRE BUILDING
FROM BACK

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07/02/2022

No.	Description	Date
	SUP SUBMITTAL	07/02/2022

**EVS METALS
TEXAS DIVISION**

BANK PACKAGE

OVERALL VIEWS

A103.2

Scale

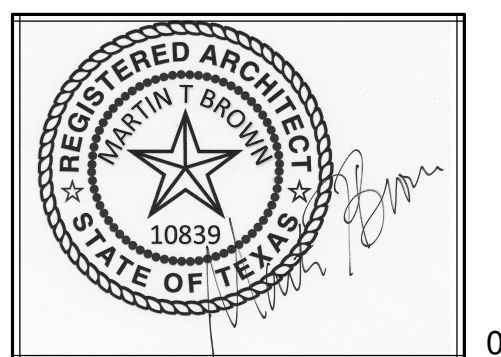


① EVS CORPORATE ENTRANCE - VIEW FROM PARKING

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07/02/2022

No.	Description	Date
	SUP SUBMITTAL	07/02/2022

**EVS METALS
TEXAS DIVISION**

BANK PACKAGE

**VIEW FROM
PARKING**

A104

Scale

