



Josh Thomas  
MW Builders, Inc.  
1701 N General Bruce Dr  
Temple, TX 76504  
January 8, 2015

Emily Barron  
City of Pflugerville  
Planning Department  
201 – B East Pecan St  
Pflugerville, TX 78691

RECEIVED FEB 02 2015

RE: Special Use/Special District Permit Application – Cortec Precision Sheet Metal

Dear Emily Barron:

Please accept this letter as the typed responses required by the Special Use/Special District Application.

1. The Proposed use is harmonious and compatible with its surroundings existing uses or proposed uses, because...
  - a. The proposed uses in this building are office administration and assembly/fabrication of complicated and precise metal components through cutting edge machinery, custom finishes and highly skilled labor. The renewable energy park already has warehousing and distribution use facilities on Helios (EIEIO) and Impact Way (FEDEX). The proposed uses does not generate excess waste materials and all operations are conducted within the building. Truck traffic to the site will be similar or less than truck traffic at surrounding existing (use) facilities.
2. Please demonstrate how the proposed activities are normally associated with the requested use.
  - a. The proposed facility will have parts and materials shipped to the site for final product fabrication, or component fabrication and then shipped out to the respective customers. This is indicative of any business that normally has parts shipped into the site to be assembled/fabricated. The offices and warehouse uses are indicative of the neighboring uses already existing in this development (EIEIO and FEDEX).
3. The nature of the proposed use is reasonable, because...
  - a. The nature of the proposed uses is reasonable given that the uses are relative and similar to what is understood to be part of a typical "Light Industrial" business parks. These uses include offices, warehouse, and assembly/fabrication. The proposed facility use will also generate truck traffic flows as anticipated per this development's design.

4. Please state what measures will be taken in order to mitigate the impact on the surrounding area.
  - a. The proposed use will be within the Industrial Park that the PCDC intended to develop with uses for office, light manufacturing, and warehousing. Light Industrial is an allowable use as long as it is developed within the Special District, which allows the P&Z and City Council to review the uses and confirm their adequacy for the development within the Industrial Park. Several similar use facilities have been developed on neighboring and adjacent lots to the proposed facility with no adverse effects on the surrounding land. This proposed facility shall be developed in like, with no adverse impact on the surrounding properties, and surrounding vacant land. The proposed facility will be a welcome addition to the existing businesses as well as continue to enhance the potential for other businesses to consider the industrial park as home.

Sincerely,



Josh Thomas

Sr. Project Manager

MW Builders, Inc.



Josh Thomas  
MW Builders, Inc.  
1701 N General Bruce Dr  
Temple, TX 76504  
January 29, 2015

RECEIVED FEB 02 2015

Emily Barron  
City of Pflugerville  
Planning Department  
201 – B East Pecan St  
Pflugerville, TX 78691

RE: Special Use/Special District Permit Application [Additional Requirements for CL5] – Cortec Precision Sheet Metal

Dear Emily Barron:

Please accept this letter as the typed responses required by the Special Use/Special District Application – CL5 Additional Requirements.

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.
    - i. The proposed facility (Cortec) with employee highly skilled tradesmen using some of the most technologically advanced fabrication with CAD based plasma cutters, hydraulic brakes, and finishing. The additional jobs created with bolster the already strong and thriving shopping and living experience the Pflugerville has already successfully attained.
  - b. \*Establish a diversified and leak free tax base.
    - i. The proposed project will allow the development of new Business Enterprise opportunities congruent with the other uses of the Energy Parks Development.
  - c. \*Establish an enhanced and long term market capture.
    - i. The proposed project has administration roots in Central Texas already, but the addition of the light manufacturing facility will cement its presents and deep roots in the Pflugerville market.
  - d. \*Utilize smart, healthy, and sensible design concepts
    - i. Please reference the enclosed elevations and rendering. The projects creative use of projections, masonry and glazing will accent and blend in with Pflugerville's beauty and central Texas charm.

- e. Lessen Congestion on streets.
    - i. The project will utilize shift work and thus cut down the “footprint” of its work force on the roads and boulevards.
  - f. Secure safety from Fire, panic and other dangers.
    - i. The project will have modern and code compliant construction and life safety measures that meet or exceed current NFPA and OSHA regulations. Per the end users protocol, life safety, US DOL, and OSHA regulations will be posted and followed.
  - g. Insure adequate light and air.
    - i. The project will comply with the City of Pflugerville’s lighting and air quality regulations, in addition to state and federal regulatory agencies. Additionally, the facility is proposed to be located within the Renewable Energy Park and utilize existing infrastructures. All work shall be congruent to the uses and needs of existing facilities.
  - h. Prevent the overcrowding of land to avoid undue concentration of population.
    - i. The facility is proposed to be located within the Renewable Energy Park and utilize existing infrastructures. All work shall be congruent to the uses and needs of existing facilities.
  - i. Facilitate the adequate provision of transportation, water, sewer, parks, open spaces, and other public requirements.
    - i. The facility is proposed to be located within the Renewable Energy Park and utilize existing infrastructures. All work shall be congruent to the uses and needs of existing facilities.
  - j. Maintain property values and encouraging the most appropriate use of land throughout the Corridor consistent with the Comprehensive Plan and Corridor Plan.
    - i. The facility is proposed to be located within the Renewable Energy Park and utilize existing infrastructures and lots. All work shall be congruent to the uses and needs of existing facilities.
2. Retail activity located at the following Major Intersections: (SH 130 AND SH45; SH130 and Pecan Street; SH 45 and Heatherwilde Blvd; SH130 and Pflugerville Pkwy; FM 685 and Pflugerville Pkwy).
- a. The addition of the proposed project will increase business traffic to local franchises (restaurants, shopping, and entertainment) due to the additional work force and created jobs.
3. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.
- a. Yes. Please see the enclosed site plan for building orientation.
4. The extent of connectivity among proposed and existing ROWs is demonstrated.
- a. The facility is proposed to be located within the Renewable Energy Park and utilize existing infrastructures. All proposed uses shall be congruent to the uses and needs of existing facilities.

5. Clustering of free standing pad sites at focal points or key features within the development.
  - a. The facility is proposed to be located within the Renewable Energy Park and utilize existing infrastructures. All work shall be congruent to the uses and needs of existing facilities.
6. Exhibits compatibility of the design with surrounding properties and development patterns.
  - a. The facility is proposed to be located within the Renewable Energy Park and utilize existing infrastructures. All work shall be congruent to the uses and needs of existing facilities.
7. Exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.
  - a. The facility is proposed to be located within the Renewable Energy Park and utilize existing infrastructures. All work shall be congruent to the uses and needs of existing facilities.
8. Exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.
  - a. The facility is proposed to be located within the Renewable Energy Park and utilize existing infrastructures. All work shall be congruent to the uses and needs of existing facilities.

Sincerely,



Josh Thomas

Sr. Project Manager

MW Builders, Inc.



1701 North General Bruce Drive Temple, Texas 76504

Phone: (254) 778-4241

Fax: (254) 778-5151

Date: February 2, 2015

TO: City of Pflugerville - Development Services Center  
201 - B East Pecan St.  
Pflugerville, Texas 78691

RE: Cortect Precision Sheet Metal  
Specific Use/Special District Permit

ATTN: Emiliy Barron

PHN: 512-990-6300

Transmittal Number: 1

- ☐ The Following for Use  
☒ The Following For Approval  
☐ For Coordination Purposes Only

- ☐ Revise and Resubmit ASAP  
☐ Rejected -- Resubmit  
☐ Approved

- ☐ Approved as Noted  
☐ Disapproved  
☐ For Your Records

No. of Copies	Item	Dated	Description
1	11x17 dwgs	2/2/2015	One copy of 11x17 set of drawings (Elevations, Roof Plan, Floor Plan, Site Plan, Civil Site Plan, Site Survey)
2	Large set dwgs	2/2/2015	One copy of 11x17 set of drawings (Elevations, Roof Plan, Floor Plan, Site Plan, Civil Site Plan, Site Survey)
1	Permit Applciation	2/2/2015	One copy of completed Specific Use Permit/Special District Application
1	Electronic copy	2/2/2015	One electronic copy of the submitted items above. (Please see enclosed thumb drive)
			RECEIVED FEB 02 2015
			City Signiture and time:
			Print Name:

Remarks:

CC:

- ☐ HOLD FOR RELEASE  
☐ RELEASE FOR SHIPMENT  
☐ FWD. \_\_\_\_\_ ADDITIONAL COPIES

MW BUILDERS, INC.

*Josh Thomas*

Josh Thomas, Senior Project Manager