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1615 Rutherford Lane • Austin, TX 78754 • (512) 342-8044

10-08-12P12:29 RCVD

TO: City Of Pflugerville, Texas

FROM: Cecil Andrews

SUBJECT: Daily Function(s) at our Offices and Special Use District Permit

DATE: October 5, 2012

To Whom It May Concern

EIEIO's business is currently located at the abovementioned address. We have a desire to purchase land within your PCDC, and subsequently build our future office/warehouse site. We currently employ 20 employees, and foresee our need to exceed 30 Full Time employees at our future site.

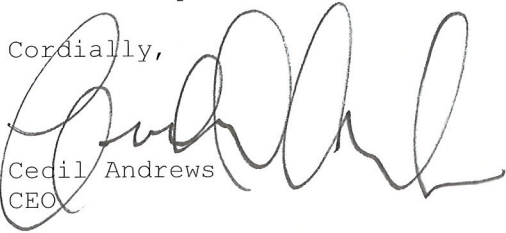
Our daily routine in this office consists of administration, assembly of creamer & flavor dispensers, assembly and packaging of flavors, warehousing of the dispenser parts to be assembled, and testing of the creamers & flavors that we sell.

The majority of the products that we sell are aseptically manufactured in upstate NY, at an FDA and State Health inspected food plant. We receive orders thru our administration department here in Austin, and instruct the plant and truckers where and when to deliver them. Another role that we perform here is to inspect the plants' production. In other words, when they produce, we require that they send us sample cases to QA with our QA team here in Austin.

Considering we keep stock at times in New York of 1000 or so pallets of products, it is necessary that we continually test and evaluate the product that we ultimately sell from our NY plant. We keep 2-400 cases at any given time here to continue our QA testing throughout its' 180-day shelf life.

Please consider this a brief overview of our company and intentions, as we will require this site to allow for this type of function.

Cordially,

  
Cecil Andrews  
CEO

**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. The proposed use is harmonious and compatible with its surrounding existing uses or proposed uses, because...  
The proposed uses in this building are office administration, assembly and packaging of flavors and dispensers, warehousing of the dispensers and flavors and testing of the flavors and creamers that are sold. This Renewable Energy Park already has a proposed office building use directly north of the site and a warehouse use proposed to the east of this property. The assembly use does not require the generation of any substantial waste materials and is all located within the building. Truck traffic to the site will be generally the same or less that what will be located at the site east of this project.
  
2. Please demonstrate how the proposed activities are normally associated with the requested use. Any business that normally has parts shipped into the site to be assembled and does not manufacture parts on site would be associated with the requested use. The office and warehouse uses are indicative of the neighboring uses already proposed for this development
  
3. The nature of the proposed use is reasonable, because...  
The nature of the proposed use is reasonable, because the uses are relative and similar to what is understood to be part of a Light Industrial type business park. These uses being of the office, warehouse and assembly type nature. These proposed uses also generate like traffic flows and truck traffic that was anticipated with the design of this development.

October 8, 2012

Ms. Lindsay Key  
Planner I  
City of Pflugerville  
Planning Department  
201-B East Pecan Street  
P.O. Box 589  
Pflugerville, Texas 78691-0589

Ref: Additional Requirements – EIEIO Inc. Corporate Office and Assembly Operations  
3711 Helios Way, Pflugerville, Texas 78660

Dear Lindsay,

This project meets the criteria for approval as a Special District because of the following information:

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.**

The existing building that EIEIO resides in is too small and only has room for about 20 employees, this new facility will allow the company to expand both its assembly area warehouse storage area and provide a better work environment for up to 30 employees.
  - b. **\*Establish a diversified and leak-free tax base.**

This business is healthy and has been a solid performer for several years. The owner wants to expand to better support their expanding client basis. There will always be coffee drinkers that want creamers and other flavors for their coffee.
  - c. **\*Establish an enhanced, long-term market capture.**

This business provides a unique product distribution system that is taking market share away from like products sold only in individual serving containers.
  - d. **\*Utilize smart, healthy and sensible design concepts.**

EIEIO Inc. has their products aseptically manufactured in upstate New York, at an FDA and State Health inspected food plant. This corporate location will continue to inspect random samples of the plant's products. The QA testing is performed throughout the product's 180 day shelf life to insure its quality.
  - e. **Lessen congestion in the streets.**

EIEIO Inc. plans to locate in this development due to the close proximity to SH 130 and easy access to where the highways connect with IH 35 and the truck transports can head to their destinations with minimum interference with local traffic.

**f. Secure safety from fire, panic and other dangers.**

Since this location only manually assembles their products and tests the packaged creamers at this location, there are not any toxic or flammable substances used in the operation of the facility and so there is minimum danger of fire or other dangers.

**g. Insure adequate light and air.**

The design of this structure will allow ambient sun light to filter into the assembly and warehouse areas from the roof portals, and large fans will keep the air circulation constantly moving in those areas not normally air conditioned. Most of the building will be two stories high, but only have the bottom floor, and will enjoy a high ceiling, to maximize storage capabilities and provide for a more open work environment.

**h. Prevent the overcrowding of land to avoid undue concentration of population.**

The building on this site will only cover about 20% of the property. There will be adequate parking for the number of employees working on site. Typically there are few visitors to the property, since most of the marketing is performed by going to the Client at their location rather than the Clients visiting the home office. So traffic in and out of the site will be fairly minimal and the building has been located on the lot in such a way as to allow for future expansion of the building and there will be plenty of room for additional parking if the need arises.

**i. Facilitate the adequate provision of transportation, water, sewerage, parks, open spaces, and other public requirements.**

The overall business park is more than 130 acres. This site is only 5 acres. Adequate roadway access has been provided by the PCDC for internal circulation of vehicles and large transports. The utility infra-structure has been designed in the subdivision to handle this type of development, the city's Wastewater Treatment Plant is located less than a mile away and this site is directly beside the established Northeast Metro Travis County Park facilities. There are future plans to extend grey water supply to this development for use in irrigation and landscaping by all the users in the park.

**j. Maintain property values and encouraging the most appropriate use of land throughout the Corridor consistent with the Comprehensive Plan and the Corridor Plan.**

The exhibits provided with this submittal demonstrate that the building and the layout will enhance the value of the property. At present, there are no buildings on the Park, by this construction and later business being in place, this will help create a synergy that will encourage others to bring their business out and further develop this property. This development will be one of the first to occur along the fairly new SH 130 corridor and will be a solid start to the rebounding of this area's economy and economic growth.

**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**

By supporting this development, another business use with day time workers will be created in the City of Pflugerville. With this development and other similar business additions, the work force that comes to Pflugerville to work will continue to grow and therefore the population of people needing a place to eat and shop during the day will

increase. This has always been a deficiency for Pflugerville, since it has been a bedroom community that did not have much circulation or business generated during the day to support retail growth. More business such as this one, should be encouraged to move to the city to nurture our retail and restaurant business development.

**3. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.**

This building faces Helios Way. The area where the employees will park and where they will have break areas to the west of the building is adjacent to the Park access and trail system that run from downtown Pflugerville to the Northeast Metro Park.

**4. The extent of connectivity among proposed and existing ROW is demonstrated.**

There is adequate connectivity for both the driving public and pedestrian traffic to this site. The roadway classification for Helios Way is as a Commercial Collector, which allows for ample vehicle traffic and adequate access for large transport trucks. The roadway system provides easy access to SH 130 that then provides feeder routes to the north and south of the property. There is also sidewalk and trail access for bicycle and pedestrian access from the vicinity of this property to an established trail system in the Park Road access, and from there along Pecan Street to the center of Pflugerville.

**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)**

The overall development is centered on a north/south corridor that has not been built yet, but is part of the preliminary plan. This future corridor does provide areas for plazas and the plan locates a regional detention/retention pond that will serve the overall development as more of the property is developed. This site is one lot away from where the main corridor is planned to run through the property.

**6. Exhibits compatibility of the design with surrounding properties and development patterns.**

The design of this building is compatible with the traditional development of a business park and/or light industrial uses. This building is also compatible with office/warehouse types of development. At present, there is a proposed office complex being developed that has received city approved directly north of this property, and another development, that is office/warehouse use related planned and approved for construction to the east of this project.

**7. Exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.**

The plan for this overall development is to encourage development of office space and office/warehouse and other warehouse type uses, that will attract a need for living units to be built nearby and ultimately for the addition of retail, restaurant and hotel uses to come

Ms. Lindsey Key  
EIEIO Inc. Corporate Office and Assembly Operation  
Additional Requirements for a Special District Submittal  
October 8, 2012  
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Catalyst Engineering Group

*"It All Begins Here"*

to the development as well. This project is compatible with the intent and necessary for the growth of this project.

**8. Exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.**

As you can see by the very design of this building, the design celebrates the agricultural roots of Pflugerville and embraces hints of the old town feel that the older residents of Pflugerville still embrace, by using materials similar to what were used historically in this farming community, decades ago, on neighboring barns and homesteads.

We look forward to your support of this submittal, and support from the Planning and Zoning Commission so that we can obtain approval of our Special District use from the City Council. Please do not hesitate to call me with any questions or comments that are generated by your review. Thank you for your assistance in this process.

Sincerely yours,



Timothy J. Moltz P.E., CPESC  
Catalyst Engineering Group  
Project Manager  
TBPE Firm # F-13275

