

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 1015-09-09-08 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIAL DISTRICT FOR LIGHT INDUSTRIAL USES FOR LOTS 3D AND 3E OF THE RENEWABLE ENERGY PARK SUBDIVISION, PFLUGERVILLE, TRAVIS COUNTY, TX, GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF SH 130 AND E. PECAN STREET, TO BE KNOWN AS THE 130 COMMERCE CENTER LOTS 3D AND 3E SPECIAL DISTRICT. (SD1403-01), PROVIDING FOR SITE LAYOUT, BUILDING ELEVATIONS, AND CONDITIONS; PROVIDING FOR A CUMULATIVE CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE: AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, under the authority of Texas Local Government Code Chapter 211, the City of Pflugerville adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, a petition for a Special District has been made by the property owner in conformance with Specific Use Permit procedures according to the Unified Development Code; and

WHEREAS, On May 5, 2014, the Planning and Zoning Commission conducted a public hearing and with a vote of 6-0, recommended approval of 130 Commerce Center Lots 3D and 3E Special District with the modification of the provision for the wing walls associated with the loading dock be designed to shield from view the largest vehicles being anticipated to utilize the loading area plus ten (10) percent.

WHEREAS, the City Council finds that, the zoning amendment is in accordance with the City's Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City, and is in accordance with the purposes as follows:

- 1) lessen congestion in the streets;
- 2) secure safety from fire, panic and other dangers;
- 3) promote the general health and welfare;
- 4) provide adequate air and light;
- 5) prevent undue overcrowding of land;
- 6) avoid undue concentration of population; and
- 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

I.

Official Zoning Map Amended.

THAT, the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1015-09-09-08, as amended, to apply the Special District to the Corridor Urban Center Level 5 base zoning district of the property described as Lot 3D and 3E of the Renewable Energy Park Subdivision, Pflugerville, Travis County, TX as shown in **Exhibit “A”**, which is incorporated herein by reference for all purposes.

II.

Site Layout and Conditions.

The property described above may only be developed and used in accordance with regulations established by this Special District, as set out in **Exhibit “B”**, “General Site Layout and Building Elevations”, and **Exhibit “C”**, “Conditions”, which are incorporated herein by reference for all purposes; and, all other applicable ordinances of the City of Pflugerville, Texas; and the applicant, owner and grantee’s have accepted of the terms thereof, all of which are required by Chapter 157, Subchapter 3. D.2.b., of the Unified Development Code.

III.

Cumulative Clause.

This ordinance shall be cumulative of all provisions of the City of Pflugerville, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinance, in which event the conflicting provisions of such Ordinance are hereby repealed.

IV.

Severability.

If any provision of the Ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of the Ordinance will not be affected and, in lieu of each illegal, invalid, or unenforceable provision, a provision as similar in terms to the illegal, invalid, or unenforceable provision as is possible and is legal, valid, and enforceable will be added to this Ordinance.

V.

Effective Date.

This Ordinance will take effect upon its adoption by the City Council and publication of the caption hereof in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

CITY OF PFLUGERVILLE,  
TEXAS

by:

\_\_\_\_\_  
JEFF COLEMAN, Mayor

ATTEST:

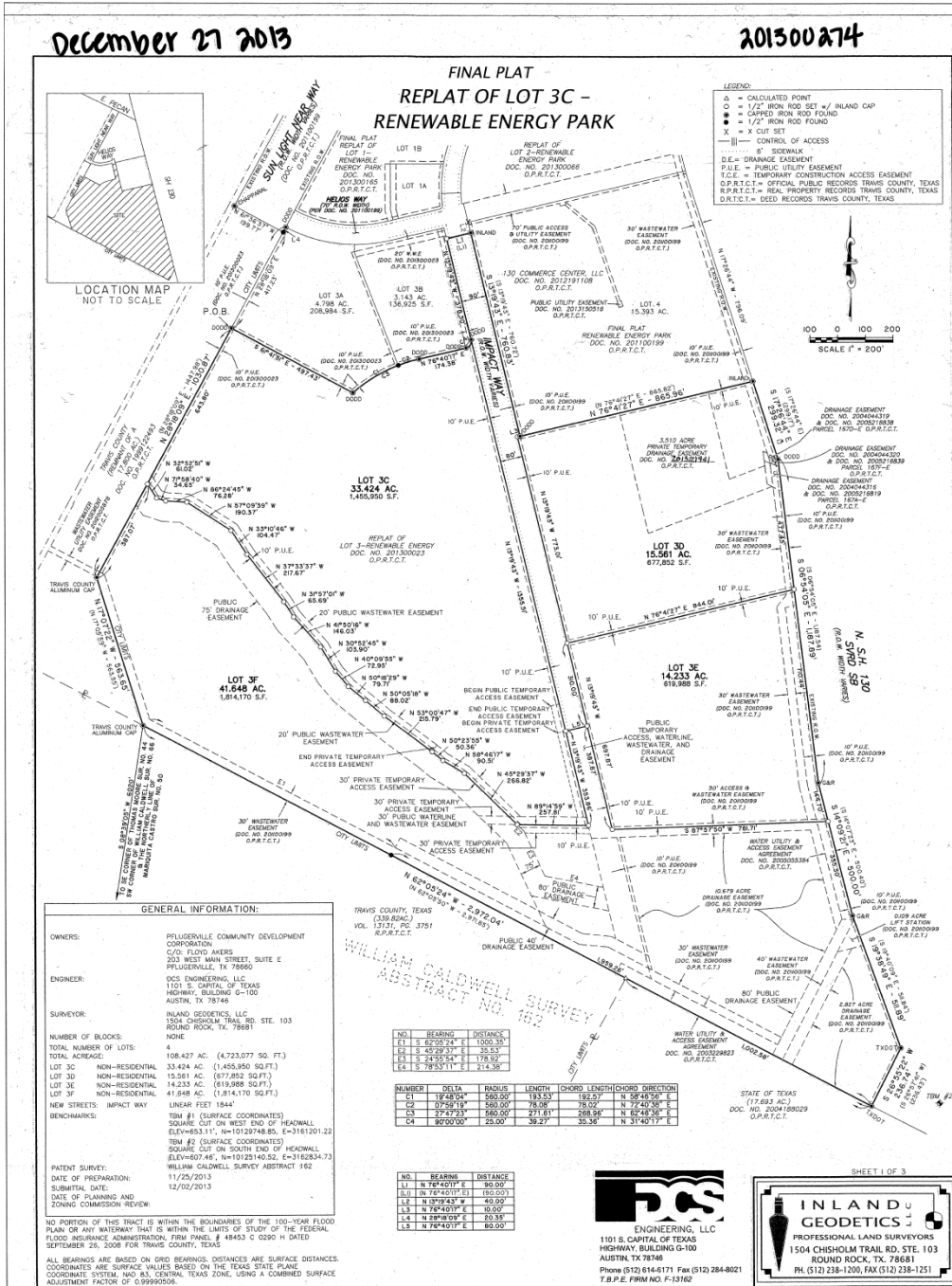
\_\_\_\_\_  
KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

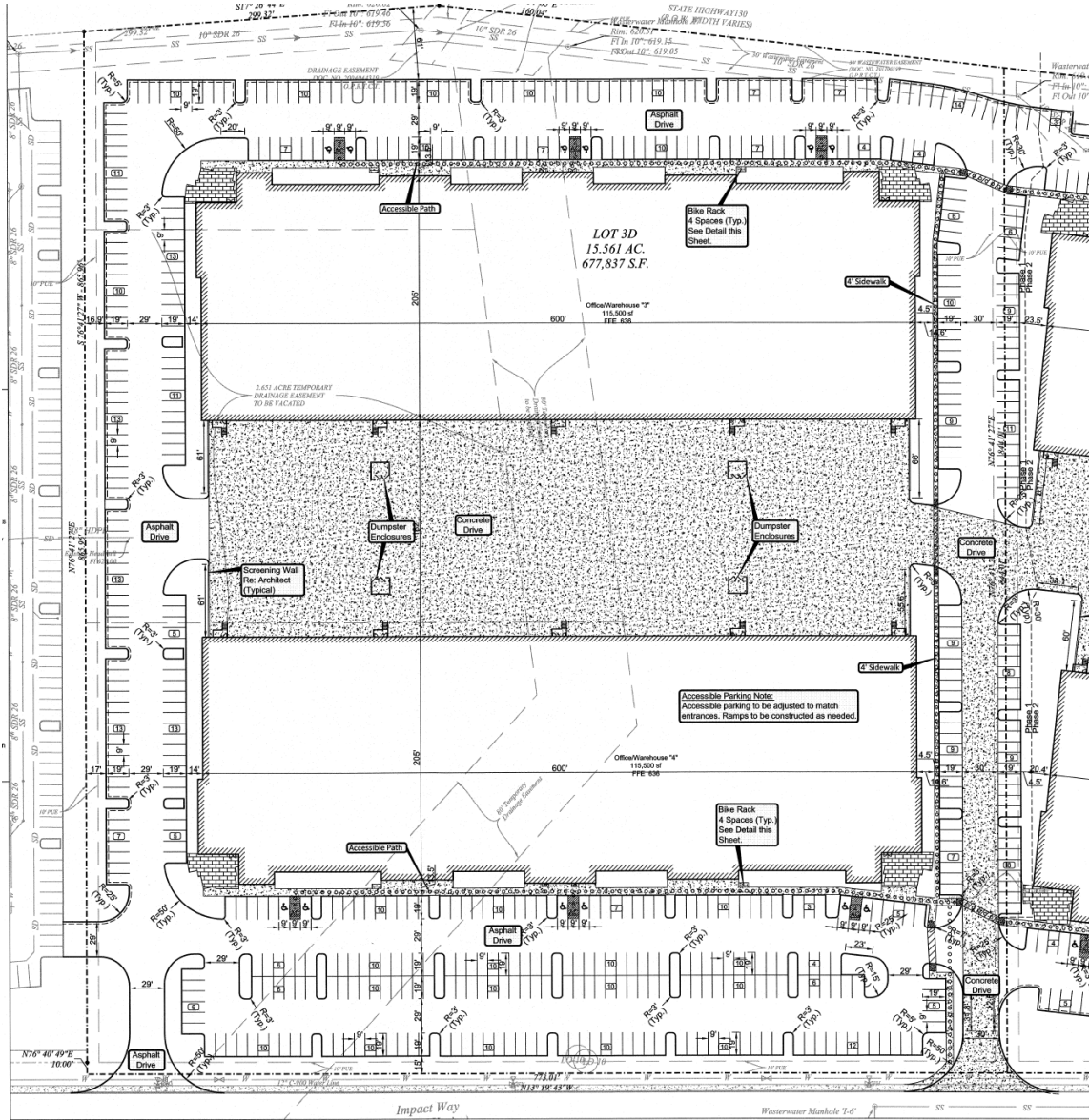
# EXHIBIT "A"

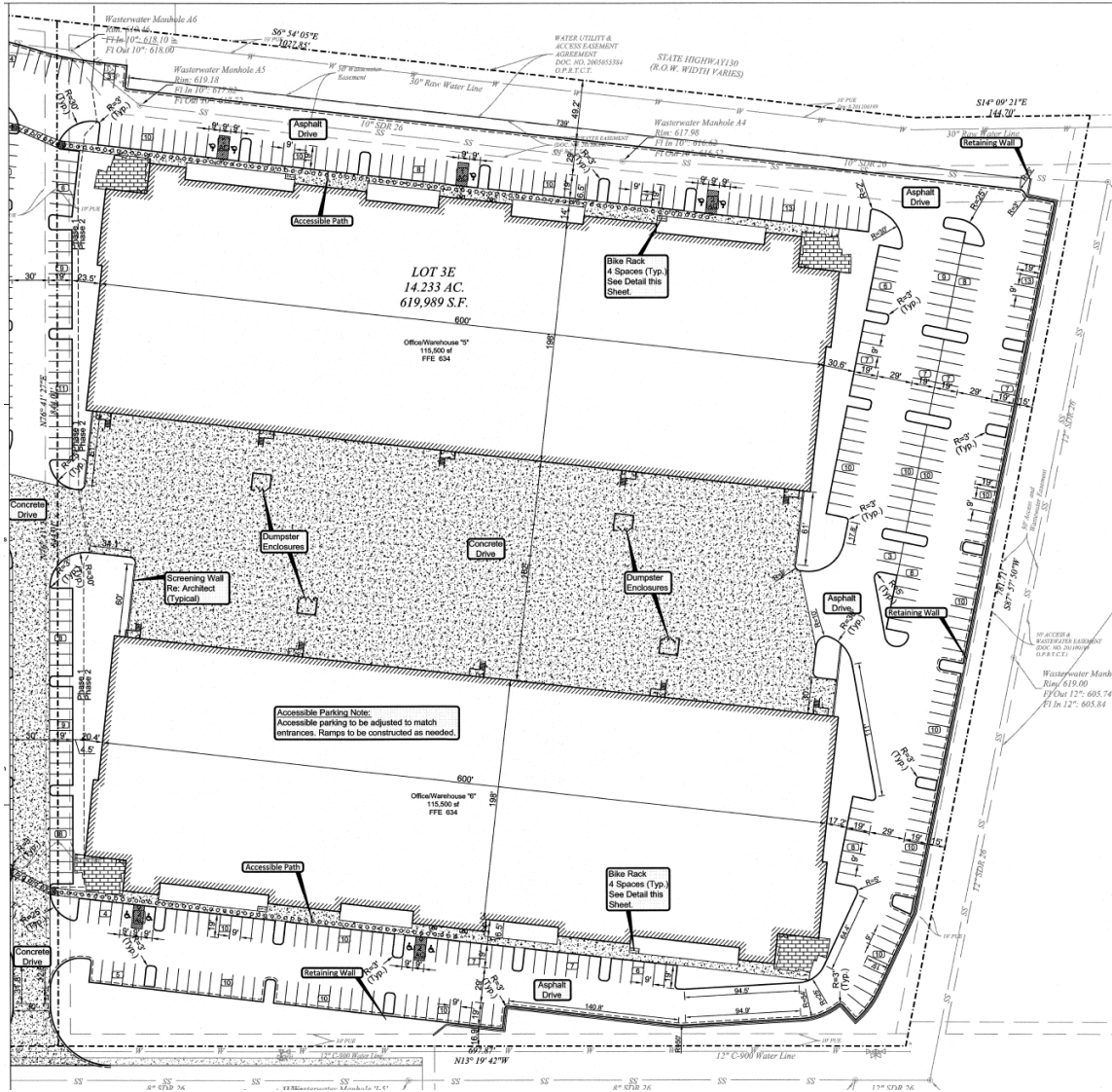
## LEGAL DESCRIPTION: LOT 3D AND 3E OF THE RENEWABLE ENERGY PARK SUBDIVISION, IN PFLUGERVILLE, TRAVIS COUNTY, TX.

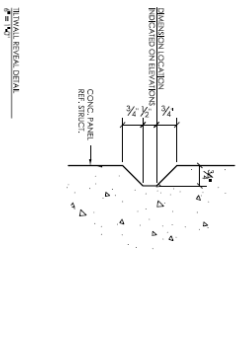
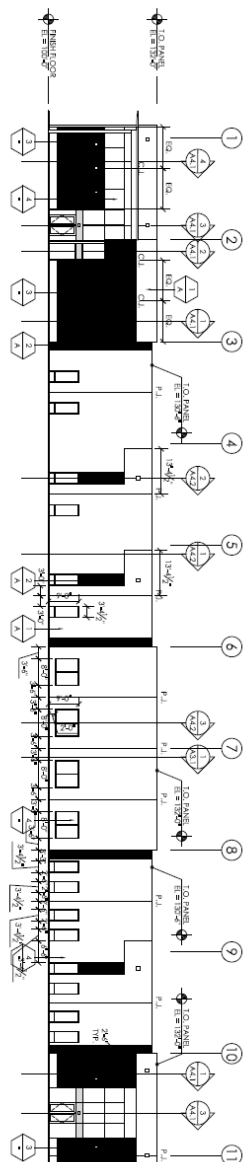


# "EXHIBIT B"

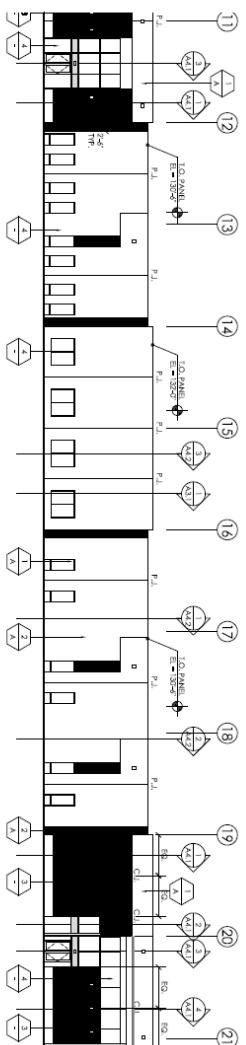
## GENERAL SITE LAYOUT AND BUILDING ELEVATIONS: (MINOR ADJUSTMENTS MAY BE GRANTED BY THE ADMINISTOR.)



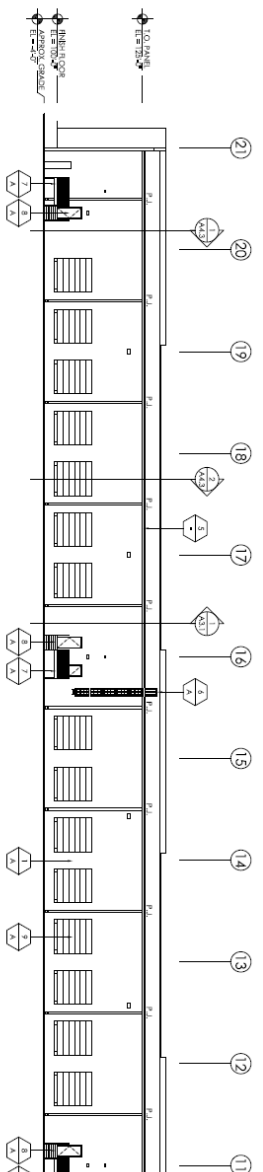




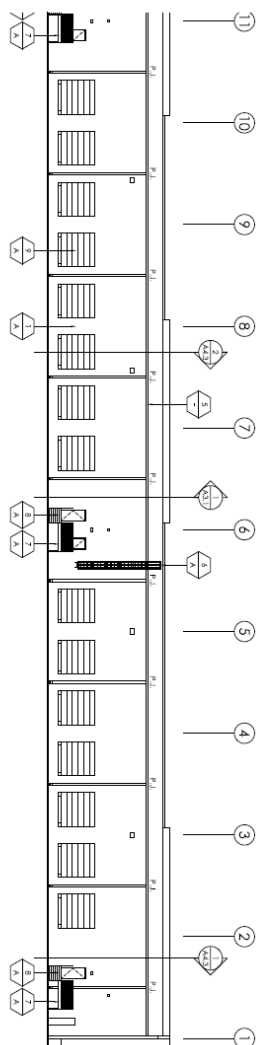
PARTIAL FRONT ELEVATION 1  
1/8" = 1'-0" SCALE



PARTIAL FRONT ELEVATION 2  
1/8" = 1'-0" SCALE



PARTIAL REAR ELEVATION 3  
1/8" = 1'-0" SCALE



PARTIAL REAR ELEVATION 4  
1/8" = 1'-0" SCALE

- MATERIAL/FINISH**
1. BRICK
  2. 1 1/2" CONCRETE - CONCRETE PANEL: INHIT.
  3. BRICK
  4. METAL GRATES AND DOWNPOUT, ALUM. X
  5. METAL GRATES AND DOWNPOUT, ALUM. X
  6. METAL STRIP AND LAMING, SEE DETAIL W/ALX.
  7. METAL STRIP AND LAMING, SEE DETAIL W/ALX.
  8. OVERHEAD DOOR
  9. OVERHEAD DOOR
- COLOR**
- A. SHIMMER W/ALUM. COLO. AS SPEC'D BY ARCHITECT.
  - B. SHIMMER P/RYMCOAT POWDER COATING.

## **“EXHIBIT C”**

### **CONDITIONS:**

- Primary Facades shall be oriented to public right-of-ways, while the truck courts shall be shielded from view with the use of wing walls. The wing walls shall be designed to shield from view the largest vehicles being anticipated to utilize the loading area plus ten (10) percent.
- Architectural standards to be generally in conformance with Exhibit B – Building Elevations.
- Provide a minimum of 15% accent materials on the primary facades (facing public R.O.W's) other than tilt wall.
- Outdoor storage is limited to the storage of trailers within the designated truck court area shielded from view by the use of wing walls and landscaping.