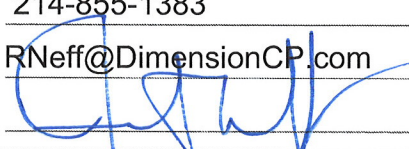
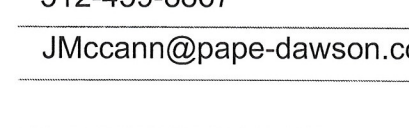


**Specific Use Permit/ Special District - Application**

Applying for: (check one)	<input type="checkbox"/> Specific Use Permit (SUP)	<input checked="" type="checkbox"/> Special District (SD) - Corridor
	<u>Applicant/Owner</u>	<u>Engineer</u>
Name	<u>Rick Neff</u>	<u>James R. McCann, P.E.</u>
Organization	<u>Dimension MCF</u>	<u>Pape-Dawson Engineers</u>
Mailing Address	<u>1700 Pacific Avenue, #3620</u> <u>Dallas, Texas 75201</u>	<u>7800 Shoal Creek Blvd, #220 west</u> <u>Austin, Texas 78757</u>
Phone Number	<u>214-855-1300, Extension 3</u>	<u>512-454-8711</u>
Fax Number	<u>214-855-1383</u>	<u>512-459-8867</u>
Email Address	<u>RNeff@DimensionCP.com</u>	<u>JMcCann@pape-dawson.com</u>
Signatures		

Property Description:

Name of Project/ Business: Dimension MCF Pflugerville Data Center Park

Street Address: \_\_\_\_\_

Legal Description: Survey and Legal Description attached  
(Separate attachment accepted)

Dimensions of Lot:	<u>1061.33'</u>	<u>1652.05'</u>	<u>1,758,084</u>	<u>40.36</u>
	<small>Frontage</small>	<small>Depth</small>	<small>Square Feet</small>	<small>Acreage</small>

Watershed: WILBARGER CREEK

Parcel ID: (6 digits) \_\_\_\_\_ Zoning District: CL-4

Present Land Use: Agriculture Proposed Land Use: Data Center Park

Existing Building On Property?  Yes  No S.F of Building \_\_\_\_\_

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: _____

10-24-12A10:12 RCVD

**Specific Use Permit/ Special District - Application****Submittal Requirements:**

1. Filing Fee \$ 2,500.00
2. Complete **Specific Use Permit Application** with all required contact information.
3. Initial submittal - **2 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. Explain how the proposed use is harmonious and compatible with its surrounding existing uses or proposed use.
  - b. Please explain how the proposed activities are normally associated with the requested land use.
  - c. Explain how the nature of the proposed land use is reasonable.
  - d. Please state what measures will be taken in order to mitigate the impact on the surrounding area.

PLEASE SEE ATTACHED NARRATIVE RESPONSE.

**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...

PLEASE SEE ATTACHED NARRATIVE RESPONSE.

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

PLEASE SEE ATTACHED.

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

PLEASE SEE ATTACHED.

4. Please state what measures will be taken in order to mitigate the impact on the surrounding area  
**PLEASE SEE ATTACHED**

**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. *N/A?*
  - b. \*Establish a diversified and leak-free tax base. —
  - c. \*Establish an enhanced, long-term market capture. — *3*
  - 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.
- N/A*  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.



Consent of Owner

Project Name: Dimension MCF Pflugerville Data Center Park

Property Owner Name: Dimension-RPC Stone Hill, LP

Address: 1700 Pacific Avenue, Suite 3620

City: Dallas State: Tx. Zip Code: 75201

Phone: (214) 855-1300, extension 1 Fax: (214) 855-1383

Email: MNeary@DimensionCP.com

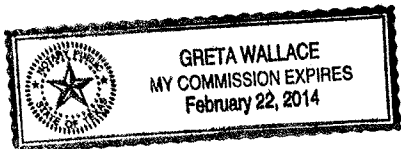
> Signature: [Handwritten Signature]

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 :  
: KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF DALLAS :

Before me, October 17, 2012 on this day personally appeared Michael L. Neary 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 17 day of October, 2012.



[Handwritten Signature: Greta Wallace]  
Notary Public's Signature

My Commission Expires: February 22, 2014

**Applicant's Affidavit**

Project Name: Dimension MCF Pflugerville Data Center Park

I, Rick Neff, 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: 1700 Pacific Avenue, Suite 3620

City: Dallas State: Texas Zip Code: 75201

Phone: (214) 855-1300, extension 3 Fax: (214) 855-1383

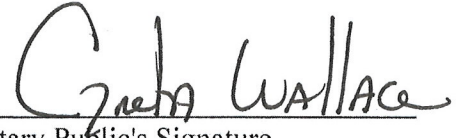
Signature: 

THE STATE OF Texas :  
COUNTY OF Dallas :

KNOW ALL MEN BY THESE PRESENTS

Before me, October 17, 2012, on this day personally appeared Rick Neff, 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 17 day of October, 2012.

  
Notary Public's Signature

My Commission Expires: February 22, 2014

# PFLUGERVILLE DATA CENTER

## Special Use Permit Narrative

The proposed use is harmonious and compatible with its surrounding existing uses or proposed uses because it is a low intensity commercial land utilization and a suitable transition between existing and proposed residential to the west and north, and the light industrial tracts scheduled elsewhere in the business park. Setbacks and buffers will be provided on the western and northern property lines. Because the number of employees needed to operate a data center is relatively small (less than office, warehouse or industrial) and because there will be no direct roadway connections to adjacent residential uses, traffic impact will be negligible. In fact, the construction of Pflugerville Farm Road, which this development enables, will improve traffic flow in the area.

The normal and routine activities for a data center are similar to those of office and high-tech uses. The business is primarily the safeguarding and maintenance of banks of computer servers. The buildings are constructed with loading dock capabilities as these are needed to transport the servers and associated equipment to the data bank areas of the buildings. The docks will be used for the initial installation and for upgrades which users/tenants may choose to incorporate over time. Otherwise, the docks and associated truck traffic will be used infrequently. We have calculated the parking based upon the office portion of each building at 2.5 spaces per 1,000 SF of office use. There is room for expansion on site using the warehouse storage rate of 1 space per 2,500 SF should in the future a need arise. This is not typically needed in a data center as there are very few people on site at one time.

Because data centers require redundant electrical supply and cooling for the servers, generators (usually diesel engines) and chillers are required in the rear yards of each building. These generators must be tested regularly to insure optimum reliability. Via setbacks and screening, the noise level of the generators and chillers effecting adjacent properties will be mitigated to meet or exceed the sound level limits prescribed in existing codes. Under normal operating conditions, the generators will only run during a power outage and during testing which will be scheduled on days and at times designed to be least intrusive to the surrounding neighborhoods. As well, construction of a private electrical sub-station for the benefit of the data center park is anticipated to further assure uninterrupted power. Screening will be provided around the station.

The nature of the data center use is reasonable at this location because it is a low intensity use as compared to the commercial development northeast of this site, and what is anticipated in the future along FM 685. It is essentially an office warehouse use, yet the warehouse use is for servers and the site is not used for the distribution of material goods. The only anticipated traffic is from employees and occasional trucks supplying servers and other equipment.

This project is a high property tax generator that can be set in a less than prominent section of the business park than demanded by other uses. Given the nature of the activities and traffic associated with the proposed use, it is a superior choice to alternative commercial uses at a location abutting residential.

As has been previously stated, impact on the area surrounding the data center park will be mitigated via setbacks, landscape buffering, and screening of generator yards where they abut single-family.



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LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

City of Pflugerville  
Planning and Zoning Commission  
100 East Main Street  
Pflugerville, Texas 78691

Special Use Permit – Additional Requirements for CL4 Zoning  
40.360 acre tract off of future Pfluger Farm Lane

Dear Commissioners:

As required under the Special Use Permit Application, below is narrative evidence that the Special Use Permit requested complies with the conditions for approval.

- 1)
  - a) This site will offer unique, high-tech jobs to Pflugerville residents in a low intensity use. In conjunction with this site, Pfluger Farm Lane will be extended to the north, connecting this site to the retail center.
  - b) A data center use has a high operational value to the amount of technical equipment needed to run the facility. Once established, this facility will be able to serve remote clients for many years into the future, which makes for a stable business in the ever expanding technology sector.
  - c) A data center, once established, will maintain a client base as long as the client remains a viable business. This ensures a long term market capture.
  - d) This site will be designed to be inward facing, with significant security requirements. The data center itself must be designed efficiently, due to the amount of energy required to run the computers and maintain the cooling system.
  - e) Pfluger Farm Lane is to be constructed in conjunction with this project, which will lessen congestion on the existing roadway system.
  - f) This site will be constructed with significant security and safety measures, due to the significant value of the information stored within the data center.
  - g) This site is not being developed to the maximum intensity available in the zone, so there should be adequate light and air available outside of the developed environment.
  - h) This use is a low intensity use, because it is a data storage center. It does not realize the intensity of use commonly seen in retail facilities, and therefore will not unduly overcrowd the land.
  - i) Transportation, water, and wastewater facilities will be extended with the development of this site.

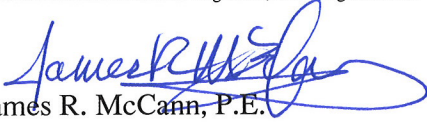


- j) The addition of a data center will show the willingness of the City to promote a technology sector in the corridor, which may help bring other technology businesses to town.
- 2) Not Applicable.
- 3) It is understood that the future trail system will extend up Pfluger Farm Lane. Sites fronting Pfluger Farm Lane will provide pedestrian elements consistent with the City of Pflugerville's Comprehensive Plan.
- 4) This site will be connected to the future Pfluger Farm Lane, which will add significant capacity to the current roadway system.
- 5) Not Applicable.
- 6) This project is a good transition between the high density retail to the northeast and southeast, and the residential uses to the west. This project does not create a significant traffic impact, but will add capacity to the existing roadway system.
- 7) Not Applicable.
- 8) This site does not exhibit substantial negative impacts on the historic, cultural, or architectural nature of the site or surrounding areas, because the site is currently pasture land intended for future development within the CL4 zone. This site is inward facing and will be screened to the north and west with enhanced landscaping buffers. So while the buildings will be large, the buffers are installed in order to mitigate the visual impacts of those buildings.

Sincerely,

Pape-Dawson Engineers, Inc.

Texas Board of Professional Engineers, Firm Registration # 470

  
James R. McCann, P.E.  
Senior Project Manager

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