

Exhibit A
City of Pflugerville Public Works Complex
Planned Unit Development
Development Plan

A. PROPERTY

The Public Works Complex Planned Unit Development District (PUD) is located at 17601 Weiss Lane, generally located along (future) Pflugerville Parkway, east of Weiss Lane, and north of Wolf Pack Drive. The property is situated in the Joseph Wiehl Survey No. 8, Abstract No. 802, in Travis County, Texas, being approximately 48.968 acres, herein defined as the “property”. The property is comprised of the existing water treatment plant, as well as the new public works facilities associated with the operations of the Public Works Department.

B. PURPOSE

This PUD is to accommodate the Public Works Complex and existing water treatment plant, which are planning for the continued growth of the city, with the number of staff members expected to double over the next 15-20 years. The purpose of this PUD is to augment and/or modify the standards for development outlined in the **Parks Facilities, and Open Space (PF) Zoning District** in order to implement the vision for the property and ensure a cohesive, quality development not otherwise allowed by the underlying base zoning district. In accordance with UDC Section 4.5.3 (C)(3) “Development Code”, this Development Code titled **Exhibit A** is a summary of the development and design standards for the property.

C. CONCEPTUAL LAND PLAN

A Conceptual Land Plan has been attached to this Development Plan as **Exhibit B** to illustrate the land use and design intent for the property. The Conceptual Land Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document. As such, the proposed building and parking configurations are subject to refinement at time of Site Plan review. The Conceptual Land Plan depicts a series of buildings, parking, outdoor areas, and landscaping that may be developed in phases, provided the minimum requirements of the PUD district are met. Approval of this PUD, Development Plan, and Conceptual Land Plan does not constitute approval of a Site Plan.

D. APPLICABILITY AND BASE ZONING DISTRICT

1. Base Zoning District. Park Facilities, and Open Space (PF) Zoning District.
2. Primary Use. The primary use of the Property shall be for Government Facilities, including administration and operations spaces, water treatment plant, shops and material storage, equipment storage, fleet maintenance, and supply building, all of which are necessary components for the operation of a public works facility.
3. Permitted and prohibited Uses. The PUD will defer to the base zoning district of Park Facilities, and Open Space (PF) for uses allowed by right, with conditions and/or prohibited.
4. Permitted Accessory Uses. There shall be no limitation on the number of accessory uses or structures that are allowed on the Property so long as the minimum building coverage is met.

E. General Regulations & Height Standards	
General Regulations	PF District
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Minimum Front Street Setback (Building Setback)	25'
Minimum Front Setback (Corner Lot)	25'
Minimum Street Setback (across the street from single-family residential zoning)	30'
Minimum Interior Setback	20'
Minimum Side Setback (abutting SF Residential Zoning)	20'
Minimum Rear Setback	20'
Minimum Rear Setback (abutting SF residential zoning)	20'
Streetscape Yard	25'
Streetscape yard (across the street from single-family residential zoning)	25'
Single Family Adjacency Vegetative Bufferyard (see Subchapter 11)	15'
Bufferyard – Eastern and Southern Boundary	10'
Maximum Lot Coverage (Structures. Covered parking shall not count toward this requirement)	60%
Maximum Impervious Cover	85%

Maximum Building Height	Maximum of 55', does not include water tower(s)
Building Height Setback (applicable to side and rear setbacks abutting single-family residential zoning).	25'

F. Outdoor Display and Storage

1. Outdoor storage areas are allowed for the purpose of supplies and goods associated with the function of the Public Works Complex.
2. The location of outdoor storage areas shall be limited to the side or rear of the primary structure and a minimum of 4' from the principal building. At no point shall materials be located in front of any portion of the principal building.
3. Fleet vehicle parking shall not be considered outdoor storage.
4. Screening of outdoor storage areas shall be an 8' masonry fence situated along the frontage of Pflugerville Parkway; and
 - a. An 8' masonry wall along the eastern and southern boundary; or
 - b. A combination of shrubs, berm, or trees that provide a solid screen of at least 6' at maturity within 2 years along the eastern and southern boundary
5. Screening of outdoor storage shall not be required along internal drive aisles.
6. Outdoor storage shall be prohibited on the roofs of structures.
7. The outdoor storage area shall not encroach upon the required off-street parking, pedestrian access, fire lanes, and maneuvering areas of the site.
8. Outdoor storage of equipment shall be on a paved surface in accordance with the surfacing requirements on the code.
9. The outdoor storage area is limited to a maximum of 1,000 sq. ft. and will be generally located in the area shown on the concept plan.

G. PARKING.

Parking on the Property shall be in conformance with Subchapter 10 of the UDC except as otherwise amended in this Development Plan.

1. The Public Works Complex shall be considered to meet the required minimum parking and there shall be no additional parking spaces required with the following spaces provided:

Parking Table		
Building	Ratio	Total Provided
Administration Building	1 space per 250 sq. ft.	226
Shops	1 space per 600 sq. ft. + 1 space per 1,000 sq.ft. indoor/outdoor storage	31
Supply	1 space per 300 sq. ft. office + 1 space per 1,000 sq. ft. warehouse	26
Fleet Maintenance	6 spaces per service bay	36

Fleet Vehicle Parking Provided	1 per fleet vehicle	153
Total Required		472

H. TREE PRESERVATION

Tree Preservation on the Property shall be in conformance with Subchapter 12 of the Unified Development Code.

I. LANDSCAPE AND SCREENING REQUIREMENTS

Landscaping on the Property shall be in conformance with Chapter 11 of the UDC unless otherwise stated in this Development Plan.

1. Minimum Required Landscaping.
The property will have a minimum 15-percent landscape area to include a combination of turf area, grass, trees, and shrubs. The site shall generally comply with the conceptual landscape plan exhibit, attached as Exhibit C. This includes approximately 100 ornamental and shade trees, with a combination of one-, three- and five-gallon shrubs throughout the site. Three 3-gallon shrubs may substitute for 1 tree.
2. General Planting Criteria.
The property shall not have a minimum planting requirement so long as the 15-percent landscape area is met. Plantings in the bufferyard and parking lot may count toward minimum overall site landscape requirements. There shall be an allowed maximum of 40 percent of turf allowed.
3. Streetscape Yard Criteria.
The property shall comply with the Streetscape Yard criteria of the Unified Development Code. This includes 1 3-gallon shrub every 3 linear feet of street frontage. Ornamental trees are to be used when utility lines are preset at 1 small tree (type C) for every 20' of street frontage. Shade trees, medium or large (Type A or B) shall be planted every 40 linear feet of street frontage when utilities are absent. All of the plant material must be planted outside of the city utility easements whenever possible.
4. Building Foundation Landscaping.
The property shall comply with the Building Foundation Landscaping Criteria of the Unified Development Code. A minimum of 439 linear feet of building foundation landscaping will be required.
5. Surface Parking Landscaping.

Landscaping is required for all off-street surface parking areas and may be used to meet the overall landscaping requirements. Landscaping shall be designed as provided below while maintaining Sight triangles at intersections within the parking lot, along adjacent streets, at driveways, and access easements. Where designated on-street parking spaces are proposed as part of a development, this provision shall apply.

- a. Design

- 1) End Islands. An end or raised island at least 180 square feet in area must be located at both ends of every interior and peripheral parking row, regardless of the length of the parking row. End islands may have sidewalks through them.
 - 2) All end islands must be raised at least six inches, curbed and must contain a surface, the majority of which is planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized. An alternative end island design may be considered to address stormwater runoff if approved by the City Engineer.
- b. Interior Islands
- 1) All interior islands must be raised at least six inches and curbed, with the majority of the area of each island planted or treated with enhanced paving. The soil within the planted area shall not be compacted or stabilized. An alternative interior island design may be considered to address stormwater runoff if approved by the City Engineer.
- c. Medians
- 1) A landscape median must be raised at least six (6) inches, curbed and must contain a surface, the majority of which is planted or treated with enhanced paving. Medians shall be a minimum of ten (10) feet in width measured from back of curb to back of curb. Landscape medians shall not be required.
 - 2) The soil within the planted area shall not be compacted or stabilized. An alternative median design may be considered to address stormwater runoff if approved by the City Engineer.
- d. Parking Rows
- 1) A parking space delineated by striping or curbing may not be located more than 50 feet from a landscaped area.
 - 2) A Parking Row adjacent to a public right of way or major drive aisle shall have a maximum of ten (10) contiguous parking spaces separated from the right of way or drive aisle by a Landscape Peninsula of at least 360 square feet as measured from the backs of curbs or the equivalent of two (2) parking spaces.
 - 3) In no case shall a Parking Row exceed ten (10) parking spaces without a separation of a Landscape Island or Peninsula of at least 180 square feet as measured from the backs of curbs.
 - 4) All Parking Rows must terminate with a landscape end island or Peninsula of at least 180 square feet regardless of Parking Row length. End islands or Peninsulas may have sidewalks through them.
 - 5) Landscape Islands, Peninsulas, and Medians may be utilized to accommodate innovative storm water management approaches (i.e. rain gardens) provided they are designed and certified by a registered Landscape Architect or Engineer. All landscape islands, Peninsulas, and medians shall be in accordance with the City of Pflugerville standard curb details and must contain a surface, the majority of which is vegetated.
 - 6) Any landscape area adjacent to pavement must be protected with a concrete curb and/or an equivalent barrier such as a wheel stop.
- e. Required Plantings within the Landscape Islands, Peninsulas, and Medians
- 1) One (1) Tree shall be planted within each landscape island and peninsula.

- 2) One (1) Tree shall be planted at least every 30 feet within a Landscape Median, measured from the center of each trunk.
 - 3) All new trees within a parking lot must be planted in a pervious area of at least 180 square feet and with a minimum interior width of eight (8) feet.
 - f. Areas identified as fleet parking areas shall not be required to meet any landscaping requirement. In lieu of landscaping, the area will be covered.
 - g. Fleet vehicle parking, as shown on the concept plan: There shall be a minimum of 153 fleet vehicle parking space. Should the fleet vehicle parking spaces be covered by a canopy, there shall be no landscaping standards for those portions of the parking lot.
6. Screening of Parking lots.
- a. A maximum of one parking row is allowed to be adjacent to Pflugerville Parkway without screening to allow for customer parking adjacent to the Public Works Administration building (Building A on the concept plan).
 - b. All off-street surface parking associated with the development must be screened from public rights-of-way using one or more of the screening methods described in this subsection.
 - i. A vegetated berm;
 - ii. A fence constructed of masonry material, including cementitious fiber, native rock, stone, or brick wall.
 - iii. A planting screen utilizing evergreen shrubs.
 - iv. Planted screening must be capable of providing a solid screen of at least 36-inches in height within two (2) years and must be planted in a prepared bed that is at least three feet (3') in depth. Parking lot screening shrubs may be used to meet the overall landscaping requirements established in 11.3(B) and 11.3(C).
 - v. Screening may have a visual offset of at least three feet (3') every 60 linear feet. While a physical offset is required, the use of street trees within planting beds shall be considered to meet this requirement.
 - c. Screening of Mechanical Equipment
 - i. Mechanical equipment utilized in all developments shall be subject to the following screening requirements:
 - ii. All ground and wall-mounted mechanical equipment (e.g., air handling equipment, compressors, duct work, transformers and elevator equipment) must be screened from public view from a street and adjacent properties.
 - iii. Roof-mounted mechanical equipment must be completely screened from ground level view on all sides using a parapet wall. The parapet wall shall be provided along the full perimeter of the building and be architecturally integrated into the structure using materials permitted in Subchapter 9. If topography prevents full screening of the mechanical equipment through the use of a parapet wall, alternative screening of the mechanical equipment in the area where a conflict occurs may be considered by the Planning Director.
 - iv. Wall or ground-mounted equipment screening must consist of native evergreen vegetation, brick, stone, reinforced concrete, or other similar masonry materials.
 - v. All fence or wall posts shall be concrete-based masonry or concrete pillars.

- vi. Exposed conduit, ladders, utility boxes and drain spouts must be painted to match the color of the principal structure. Natural metallic finishes are an acceptable alternative to paint.
- d. Screening of Outdoor Storage
 - i. Outdoor storage, where permitted, shall only be located on the side or rear of the principal structure and must be screened from the public right-of-way and public view from adjacent properties.
 - ii. When outdoor storage areas may be visible from adjacent properties or public right-of-way, there shall be at least one of the following screening elements:
 - a) Minimum eight-foot (8') tall screening wall consisting of a masonry material; or
 - b) Natural buffer of trees, shrubs, or berm that shall create a solid screen with a minimum mature height of 6', within two (2) years, along the property boundary that may be visible from an adjacent property.
 - c) An eight-foot (8') screening wall situated along the frontage shall be considered sufficient screening from the public right-of-way.
 - iii. Screening shall not be required from internal drive aisles.
- e. Screening of Refuse Containers
 - i. All trash, recycling, compost and similar refuse containers for non-residential uses and districts shall comply with the following standards and screening:
 - a) Containers shall be located on the side or rear of the principal structure and screened from ground level public view. Enclosure gates shall not face a public street unless screened from the public view by an masonry wall.
 - b) Containers shall be located at least 50 feet away from the property line of any conforming residential use or the boundary of any residential district with exception, the distance requirement shall not be applicable when adjacent to a multi-family property or district.
 - c) Containers shall be located on a reinforced slab that is at least six inches thick and sloped to an internal drain which is connected to a wastewater line.
 - d) Containers shall be screened on at least three (3) sides, using an enclosure that screens the container from view at the property line. Screening shall be at least as tall as the container(s) and comprised of materials and color schemes that are visually and aesthetically compatible with the overall project that incorporate the following:
 - i. Brick;
 - ii. Stone;
 - iii. Stucco;
 - iv. Reinforced concrete; or
 - v. Other similar masonry materials as approved by the Planning Director.
 - vi. Concrete filled steel pipes (bollards) of minimum six-inch diameter shall be located around the enclosure to protect it from vehicle operations while not obstructing operations associated with the container.

- vii. The ingress, egress, and approach to all container pads must conform to fire lane requirements.
- f. Screening of Loading Docks, Overhead Doors, and Service Courts

This subsection shall apply to all buildings in non-residential zoning districts with a loading dock, overhead door, or service court.

 - 1) Service Courts containing loading docks and delivery receivable areas for multiple office and commercial uses shall be located to the side or rear of the buildings, with the entire extent of the Service Court screened at ground level from a public street.,.
 - 2) Screening of a Service Court shall consist of a wall constructed of complimentary materials as the principal structure as permitted by Subchapter 9, and at a consistent height which substantially provides consistent screening from the highest loading dock. Landscaping shrubs and ornamental trees are encouraged to be located along the extent of the required wall to provide visual relief.
 - 3) The Planning Director may consider native drought resilient trees and shrubs to be used to screen all or a portion of the Service Court if the plantings result in a solid vegetative screening of at least 8 feet tall within 2 years, the plantings or wall combination extend the entire distance otherwise required for a solid wall as required herein, and the plantings are in addition to the minimum landscaping required in Section 11.3.
 - 4) An 8' masonry wall along the frontage of Pflugerville Parkway shall count as sufficient screening. Wing walls shall not be required for loading docks.
 - 5) Overhead doors shall be allowed to face adjacent properties if they are decorative and consist of enhanced architectural materials, similar to detail provided in Exhibit D, or;
 - a. Minimum eight-foot (8') tall screening wall consisting of a masonry material; or
 - b. Natural buffer of trees, berm, or screening shrubs that shall create a screen within two (2) years, along the property boundary that may be visible from an adjacent property.
- g. Storm water detention and water quality ponds (if provided) should be located to the side or rear of a lot to minimize visibility from a public street. All storm water detention and any water quality facilities within the city shall be screened from public right-of-way by means of the following landscape elements:
 - i. One Type A or Type B tree shall be planted for every thirty (30) linear feet of the detention and/or water quality facility visible from a public street; and
 - ii. One Type C tree shall be planted for every thirty (30) linear feet of the detention and/or water quality facility visible from a public street; and
 - iii. One large shrub (minimum five (5) gallon size) shall be planted on center for every four (4) linear feet of the detention and/or water quality facility visible from a public street; and
 - iv. Wrought iron fence (minimum 4 feet in height) shall be installed around the perimeter of the detention and/or water quality facility when a fence is required to ensure safety. If plantings are required, shall be installed in front of the fence.
 - v. Full or partial exceptions to the screening requirement may be approved by the Planning Director if the facility is designed with enhanced features, including but not limited to natural stone walls,

combination of trees, shrubs, rain garden features, or trees planted along the property boundary.

- vi. A natural buffer of trees, shrubs, or berm located on the eastern and southern property boundaries adjacent to the pond, with the exception of any areas where plantings would prevent the pond from functioning.

7. Fence and Wall Standards.

- a. The following standards shall apply to all fences and walls in this PUD.
- b. Except as otherwise allowed in this Subchapter, fences and walls shall not be taller than eight (8) feet in height. Fencing and walls shall not be placed within a sight triangle.
- c. Fences and walls shall be constructed of high-quality materials, such as brick, stone, masonry fencing, and wrought iron.
- d. Vinyl coated chain link shall be a permitted fence material.
- e. Razor wire is not a permitted fence material.

8. Bufferyard Requirements.

A bufferyard shall be provided along the eastern and southern property boundary. A bufferyard is intended to help minimize any negative effects of a commercial or multi-family use on an adjacent conforming single family residential property.

- a. Refer to Subchapter 4 for bufferyard requirements except as amended herein.
- b. Minimum Requirements
 - i. A natural buffer of trees, shrubs, or berm shall be located on the eastern and southern property lines that shall create a solid screen with a minimum mature height of 6' within two (2) years; or
 - ii. Opaque bufferyard wall as required below; and
 - iii. Minimum distance from the property line as established by the specific zoning district stated in Subchapter 4.
- c. Permitted Encroachments
 - i. Passive recreation including pedestrian or bike trails provided that:
 - a) None of the required plantings are eliminated;
 - b) The total depth of the bufferyard from the property line is maintained; and
 - c) All other regulations of this Subchapter are met; and
 - d) If approved by the Administrator
 - ii. Stormwater detention shall be considered if:
 - a) None of the required plantings are eliminated; and
 - b) The total depth of the bufferyard from the property line is maintained; and
 - c) All other regulations of this Chapter are met; and
- d. Bufferyard Walls
 - i. If a bufferyard wall is employed in lieu of vegetation, the wall shall meet the following standards: Walls shall be at least six (6) feet and at most eight (8) feet tall.
 - ii. Walls shall be placed within one (1) foot of the common property line when physically possible and preferably replace existing fence lines. In the event that there is a physical constraint that will not allow the construction of a wall on the common boundary line (including, but not limited to, the existence of a drainage way, easement, or existing vegetation), the Planning Director may authorize the wall to be located

further from the property line or an alternative screening type to be utilized.

- iii. Walls shall not encroach into a Sight Triangle for a public right-of-way or main drive aisle.
- iv. When the adjacent use is across a street, no wall shall be required.
- v. A building permit is required for walls taller than six (6) feet. Walls and masonry columns shall meet the footing standards prescribed by the building code for such structures.
- vi. Walls may be masonry, cementitious fiber, stone, concrete, masonry fencing, or a combination of these materials, and shall be finished on both sides. Walls may be accented by brick, stone, stucco, Exterior Insulation and Finish System (EIFS), or concrete columns.

J. ARCHITECTURAL, SITE DESIGN, AND LAYOUT PROVISIONS

1. Purpose

The primary façade and entrance into the Public Works Complex will be from Pflugerville Parkway. The proposed development standards aim to create a modern, welcoming entry point into the office complex, as well as a significant amount of open space and amenities for City of Pflugerville employees who will office at the new facility. The goal of this facility is to both create a welcoming environment that accommodates the future growth of the Public Works Department, while accommodating for the planned future growth of the city. The Public Works Complex shall follow the design standards established herein. Where the PUD is silent, it shall defer back to the base design requirements in Subchapter 9, Architectural, Site Design, and Layout Provisions, of the Unified Development Code.

2. Architectural Elements

The primary structure shall be designed to incorporate no fewer than four (4) of the architectural elements from the list below.

- A. Canopies, awnings, or porticos;
- B. Arcades;
- C. Pitched roof forms;
- D. Arches;
- E. Display windows;
- F. Architectural details (such as tile work and moldings) integrated into the building facade;
- G. Articulated ground floor levels or base;
- H. Articulated cornice line;
- I. A minimum of two building materials constituting a minimum of 15% of the total exterior walls, differentiated by texture, color, or material and may be a combination of primary and secondary masonry materials and accent materials; and
- J. Other architectural features approved by the Administrator or designee.

3. Common Development

All buildings within a common development shall have similar architectural styles and materials. This shall include all buildings situated on lots included within an approved preliminary plan.

4. Facade Finish

The primary structure, shown as Building A in the Concept Plan, shall be architecturally finished on all four sides with the same materials, detailing, and features. Accessory structures subordinate to the administration building (Buildings B, C, D, E, F) shall not be required to meet architectural standards.

5. Articulation Standards

A primary façade shall be defined as being a façade that faces public right-of-way. Any primary façade shall include projections or recesses and vertical variations in the roof line in accordance with the horizontal and vertical articulation requirements set forth below.

a. Horizontal Articulation

- i. A building facade may not extend for a distance greater than three times its average height without a perpendicular offset of at least ten percent of such building height.
- ii. The total length of all façade walls in a single plane may not exceed 60 percent of the total façade length.
- iii. Regardless of façade length, all primary facades shall have at least one horizontal offset of the required percentage.

b. Vertical Articulation

- i. A horizontal wall may not extend for a distance greater than three times its height without a change in elevation of at least 15 percent of such height.
- ii. The total length of all vertical elevation changes in the roofline shall be no less than 20 percent and no more than 40 percent of the total facade length.
- iii. Regardless of the façade length, all primary facades shall have at least one vertical elevation change.
- iv. Flat roofs with a parapet wall are permitted, provided the roofline meets the vertical articulation requirements.

6. Accessory Structures – Buildings B, C, D, E, F on the Conceptual Plan attached as Exhibit B.

- a. All accessory Buildings/Structures shall comply with canopy standards as provided in this document.

7. Building Entrance Standards

- a. The primary structure shall be set back from the drive aisle a minimum distance of 15'. Accessory structures subordinate to the primary structure (Buildings B, C, D, E, F) will be allowed a 0' internal setback so long as site distance requirements are met for safe turning movements.
- b. Single-use multi-tenant buildings more than 50,000 square feet in size shall provide clearly defined highly visible customer or employee entrances with the integration of awnings or similar architectural features.
- c. New or renovated commercial buildings shall have outdoor amenities, including plazas, courtyards, or other pedestrian spaces.
 - i. A minimum of 6,000 sq. ft. of pedestrian space shall be provided with the development, to include a minimum of four elements that shall include, but are not limited to: Decorative landscape planters or wing walls that incorporate landscape areas.

- ii. Pedestrian scale lighting, bollard, or other accent lighting.
- iii. Special paving, such as colored/stained and sealed concrete, stamped concrete.
- iv. Public Art.
- v. Seating such as benches, tables with attached seats, or low seating walls.
- vi. Architectural water structures, features, or fountains.
- vii. Other amenities as approved by the Planning Director.

8. Canopy Standards

The following provisions apply to canopies associated with an ATM canopy, gas station canopy, drive-thru canopy, carport, and other similar auto-oriented canopies.

- a. Canopies shall be constructed of roof building material consistent with that of the principal building.
- b. Canopies shall have pitched roofs, unless attached to the principal building utilizing a parapet roof type.
- c. Canopies shall be no higher than the principal building. In no case shall the canopy height exceed 25 feet.
- d. The canopy band face, if provided, shall be color consistent with the principal structure's exterior building materials.
- e. The canopy columns will not be encased with masonry.

9. Drive-Thru

Drive-thru facilities shall be located to the side or rear of the structure, unless site constraints limit such orientation, as determined by the Planning Director.

10. Overhead Doors

- a. Overhead doors shall not be located closer than 50 feet to a conforming single-family zoned lot.
- b. Overhead doors shall be allowed to be oriented to the public right-of-way so long as they are setback from the right-of-way a minimum of 50 feet or screened properly from the public right-of-way.
- c. If decorative overhead doors are provided, they shall not be required to be screened on the eastern or southern property boundaries.
- d. When physical site constraints prevent such orientation, the Planning Director may consider alternatives.

11. Loading Docks

- a. Loading docks shall not be located closer than 50 feet to a conforming single-family zoned lot.
- b. Loading docks shall be oriented to the side or rear of buildings, and may be oriented to front the public right-of-way, so long as they're screened to not be visible from the public street.
- c. Screening shall be in accordance with Subchapter 11.
- d. When physical site constraints prevent such orientation, the Planning Director may consider alternatives when screened in accordance with Subchapter 11.

K. PUD MODIFICATIONS

In conformance with Subchapter 4.5.3, the Planned Unit Development shall comply with the requirements for the process for Minor PUD Amendments and Major PUD Amendments.

L. LIST OF EXHIBITS

Exhibit A – This PUD Development Plan

Exhibit B - Conceptual Land Plan

Exhibit C – Conceptual Landscape Plan

Exhibit D – Conceptual Elevations

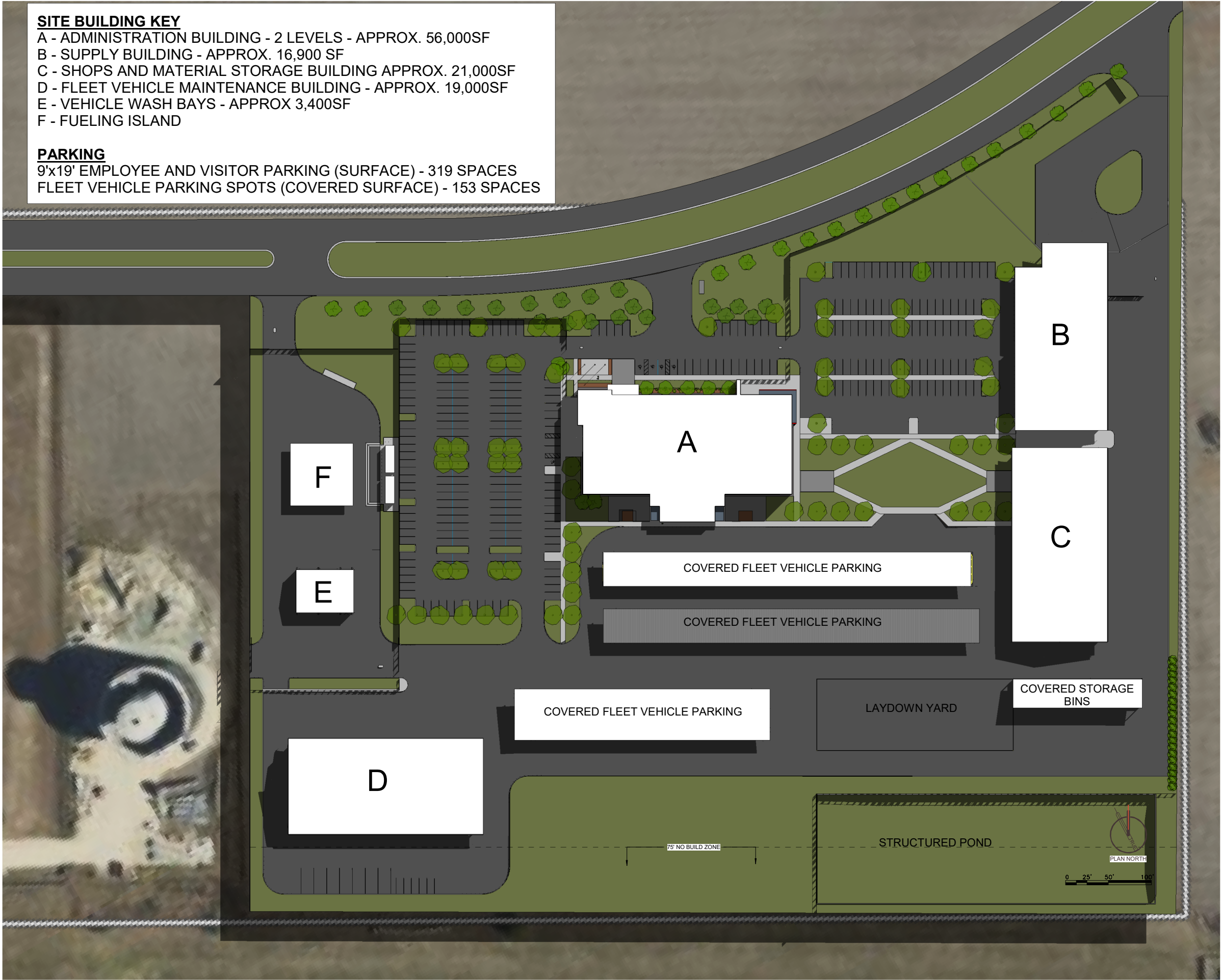
Exhibit E – Property Survey

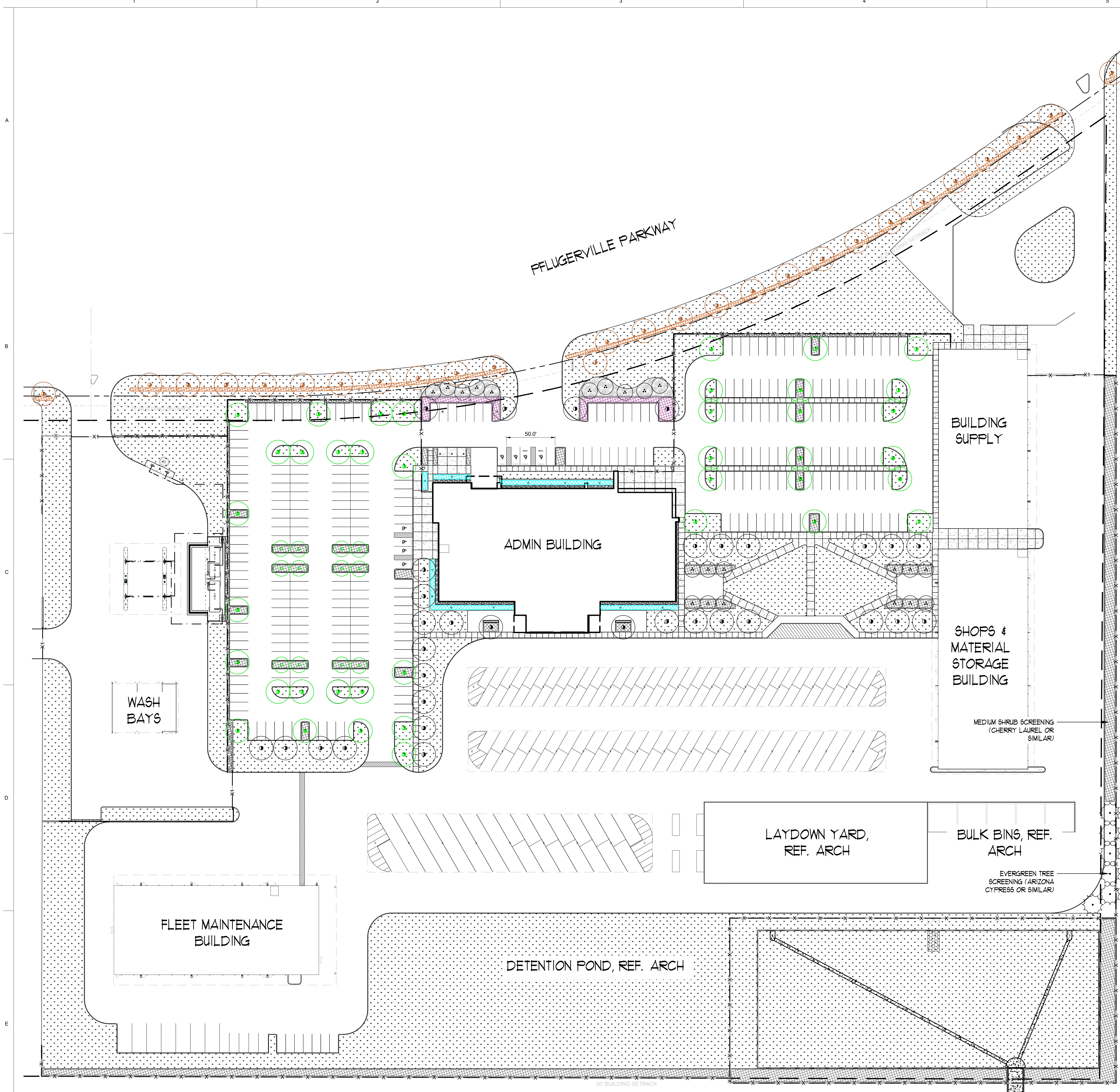
SITE BUILDING KEY

- A - ADMINISTRATION BUILDING - 2 LEVELS - APPROX. 56,000SF
- B - SUPPLY BUILDING - APPROX. 16,900 SF
- C - SHOPS AND MATERIAL STORAGE BUILDING APPROX. 21,000SF
- D - FLEET VEHICLE MAINTENANCE BUILDING - APPROX. 19,000SF
- E - VEHICLE WASH BAYS - APPROX 3,400SF
- F - FUELING ISLAND

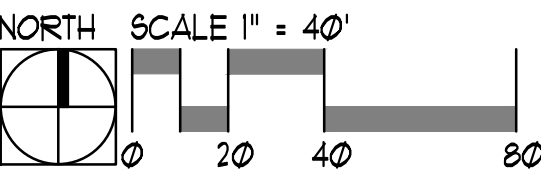
PARKING

- 9'x19' EMPLOYEE AND VISITOR PARKING (SURFACE) - 319 SPACES
- FLEET VEHICLE PARKING SPOTS (COVERED SURFACE) - 153 SPACES





LANDSCAPE KEY	
SYM	DESCRIPTION
	ORNAMENTAL TREE, 65 GAL, 3" CAL., 8'-10' HEIGHT
	SHADE TREE, 100 GAL, 4" CAL., 10'-14' HEIGHT
	TIF 419 BERMUDA SOD
	SAHARA BERMUDA HYDROSEED
	SHRUB PLANTING, PLANTING TO BE COMPRISED OF 20% 5 GAL, 55% 3 GAL, 25% 1 GAL
NOTES: 1. TREE SHOWN FOR COORDINATION PURPOSES ONLY ON THIS SHEET.	



NON-RESIDENTIAL TURF LANDSCAPING: LAWN OR ANY TURF GRASS SHALL NOT EXCEED A MAXIMUM OF 25 PERCENT OF LANDSCAPED AREA. AREAS LEFT NATURALLY OR NOT IRRIGATED ARE EXEMPT FROM THE LIMITATION.

TOTAL PLANTING AREA: 32,686 SF
TOTAL TURF AREA: 255,048 SF
PERCENTAGE OF TURF: 28.51%

STREET FRONTAGE TREES AND SHRUBS. SHRUBS ARE ONE (1) 3-GALLON EVERY THREE (3) LINEAR FEET OF STREET FRONTAGE. ORNAMENTAL TREES ARE TO BE USED WHEN UTILITY LINES ARE PRESENT AT ONE (1) SMALL TREE (TYPE C) FOR EVERY 20 LINEAR FEET OF STREET FRONTAGE. SHADE TREES, MEDIUM OR LARGE (TYPE A OR B) MUST BE PLANTED 40 LINEAR FEET OF STREET FRONTAGE WHEN UTILITIES ARE ABSENT. ALL OF THE PLANT MATERIAL MUST BE PLANTED OUTSIDE OF THE CITY UTILITY EASEMENT ZONES WHENEVER POSSIBLE. THIS INCLUDES RAISED PLANTERS AND TREE GRATES. ALL TREES REFER TO TABLE II.3 (B) FOR NON-RESIDENTIAL DEVELOPMENTS.

LINEAR FOOTAGE: 1302 SF
REQUIRED TREES: 21 TREES
REQUIRED 3 GALLON SHRUBS: 364 SHRUBS

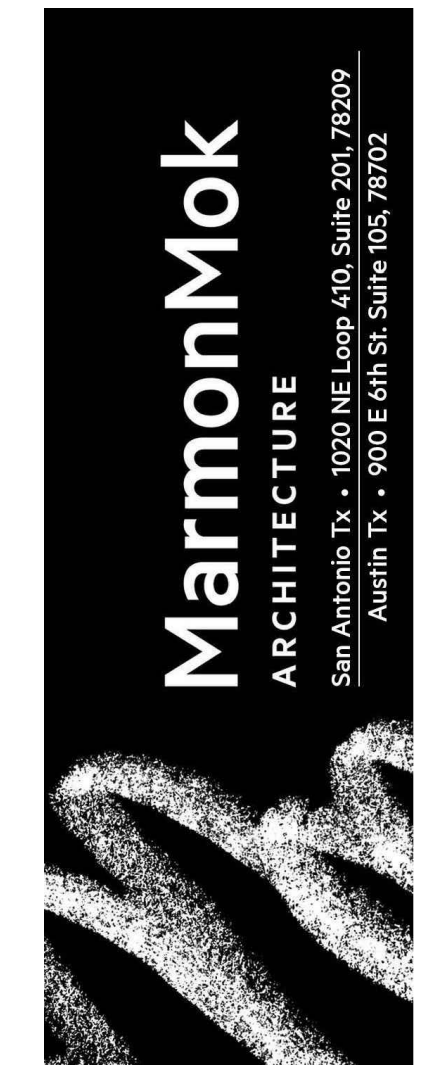
BUILDING FOUNDATION LANDSCAPING. PLANTING BED MUST BE AT MINIMUM OF FIVE (5) FEET OF DEPTH MEASURED FROM THE GROUND LEVEL EXTENDING FROM BUILDING FOUNDATION AND EXTENDING AT LEAST 50 PERCENT OF THE LENGTH OF THE BUILDING'S PRIMARY FACADES. PLANTINGS ARE ABLE TO BE PLACED IN TREE GRATES AND RAISED PLANTERS NEAR SIDEWALKS AND BUILDINGS. ONE (1) SHRUB FOR EVERY FOUR (4) LINEAR FEET ON CENTER WITH THE PLANTING STRIP AND ORNAMENTAL TREES (TYPE C) CAN BE PLANTED WITHIN PLANTING STRIP. ALL PLANTS MUST ADHERE TO PLANTING CRITERIA IN TABLE II.4. BUILDING FOUNDATION PLANT MATERIALS CAN COUNT TOWARDS OVERALL LANDSCAPING REQUIREMENTS ESTABLISHED IN TABLE II.3 (B). ABOVE GROUND SOLUTIONS SUCH AS ELEVATED PLANTERS CAN BE USED WHEN TRADITIONAL LANDSCAPING IS NOT FEASIBLE.

BUILDING FACADE LINEAR FEET: 841 LF
FOUNDATION PLANTING LINEAR FEET: 439 LF
BUILDING FOUNDATION PLANTING PERCENTAGE: 51.82%

SCREENING FOR PARKING LOTS. NONRESIDENTIAL DEVELOPMENTS MUST BE SCREENED FROM PUBLIC RIGHTS OF WAY AND MAJOR DRIVE ISLES BY THE USE OF, OR COMBINATION OF THE FOLLOWING SET OF SOLUTIONS. VEGETATED BERMES OF CONSISTING OF PLANTINGS USING EVERGREEN SHRUBS CAPABLE OF REACHING 36-INCHES IN HEIGHT WITHIN TWO (2) YEARS OF BEING INSTALLED. THESE SCREENING PLANTS MUST BE PLANTED IN A PREPARED BED THAT IS AT LEAST THREE (3) FEET IN DEPTH. 3-FT TALL NATIVE ROCK, STONE, BRICK WALL MAYBE USED IN COMBINATION WITH NATIVE ORNAMENTAL GRASSES LISTED IN SUBSECTION II.8. ANY OF THE ABOVE SCREENING SOLUTIONS CAN BE USED IN CONJUNCTION WITH TREES FROM TABLE II.3 (C). PARKING LOT SHRUBS CAN BE USED TO MEET OVERALL LANDSCAPING REQUIREMENTS OF TABLE II.3 (B AND C). SCREENS SHOULD HAVE A VISUAL OFFSET OF AT LEAST THREE (3) FEET EVERY 60 LINEAR FEET.

TOTAL PARKING LOT LINEAR FEET: 1026 LF
SHRUB SCREEN LINEAR FEET: 242 LF
WALL SCREEN LINEAR FEET: 586 LF

REQUIRED PLANTING FOR LANDSCAPE ISLANDS, PENINSULAS, AND MEDIANS. ONE (1) TREE SHOULD BE PLANTED WITHIN EACH LANDSCAPE ISLANDS AND PENINSULA. IF A LANDSCAPE ISLAND EXTENDS TO THE LENGTH OF TWO (2) PARKING SPACES THEN TWO (2) TREES SHALL BE PLANTED. FOR LANDSCAPE MEDIANS, ONE (1) TREE SHALL BE PLANTED EVERY 30 LINEAR FEET WITHIN THE LANDSCAPE MEDIAN. THIS WILL BE MEASURED FROM THE CENTER OF EACH TRUNK. ALL NEW TREES WITHIN THE PARKING LOT MUST BE PLANTED WITHIN A PREVIOUS AREA OF 180 SQUARE FEET AND WITH A MINIMUM INTERIOR FEET OF EIGHT (8) FEET.



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SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
S.L200

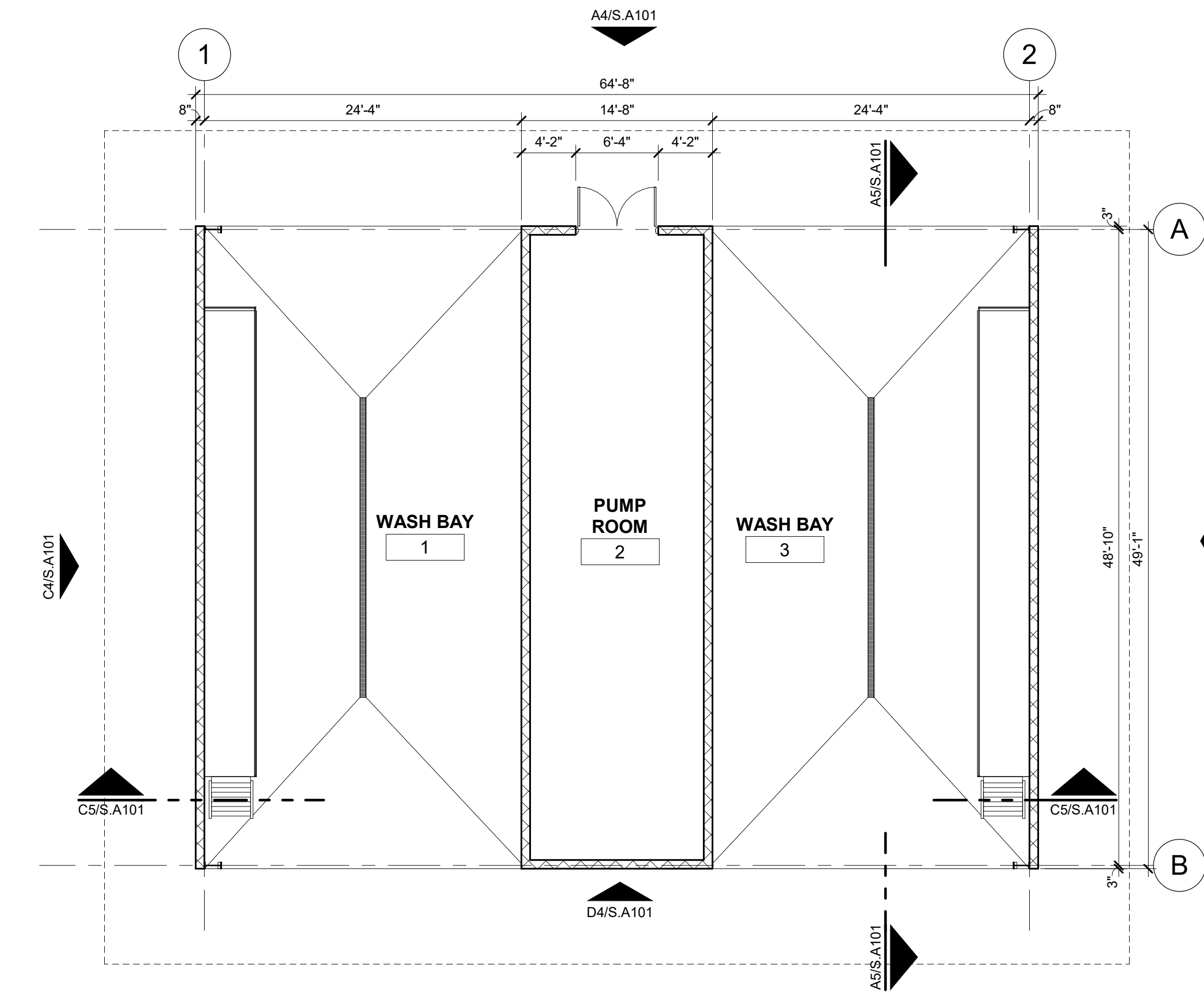




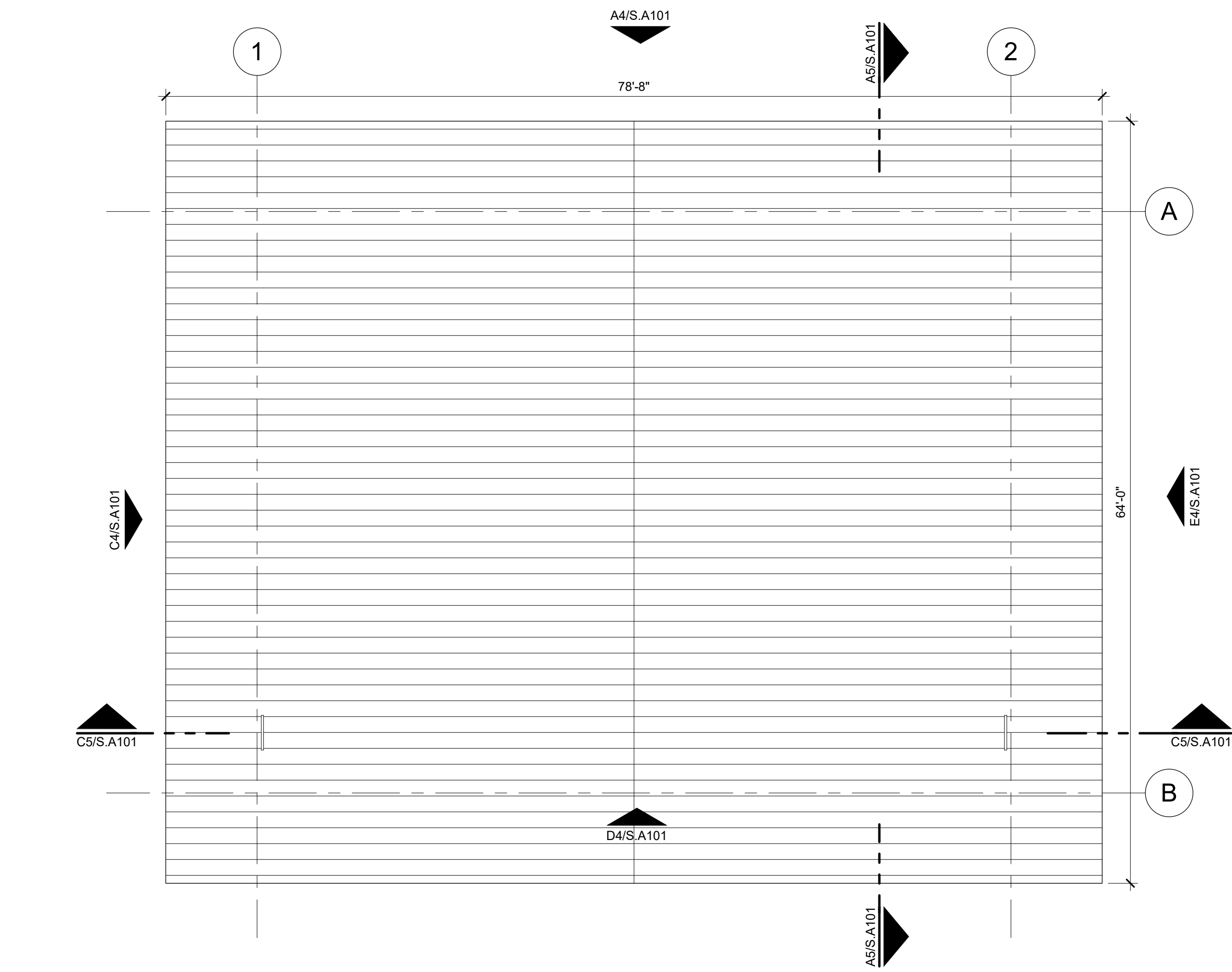




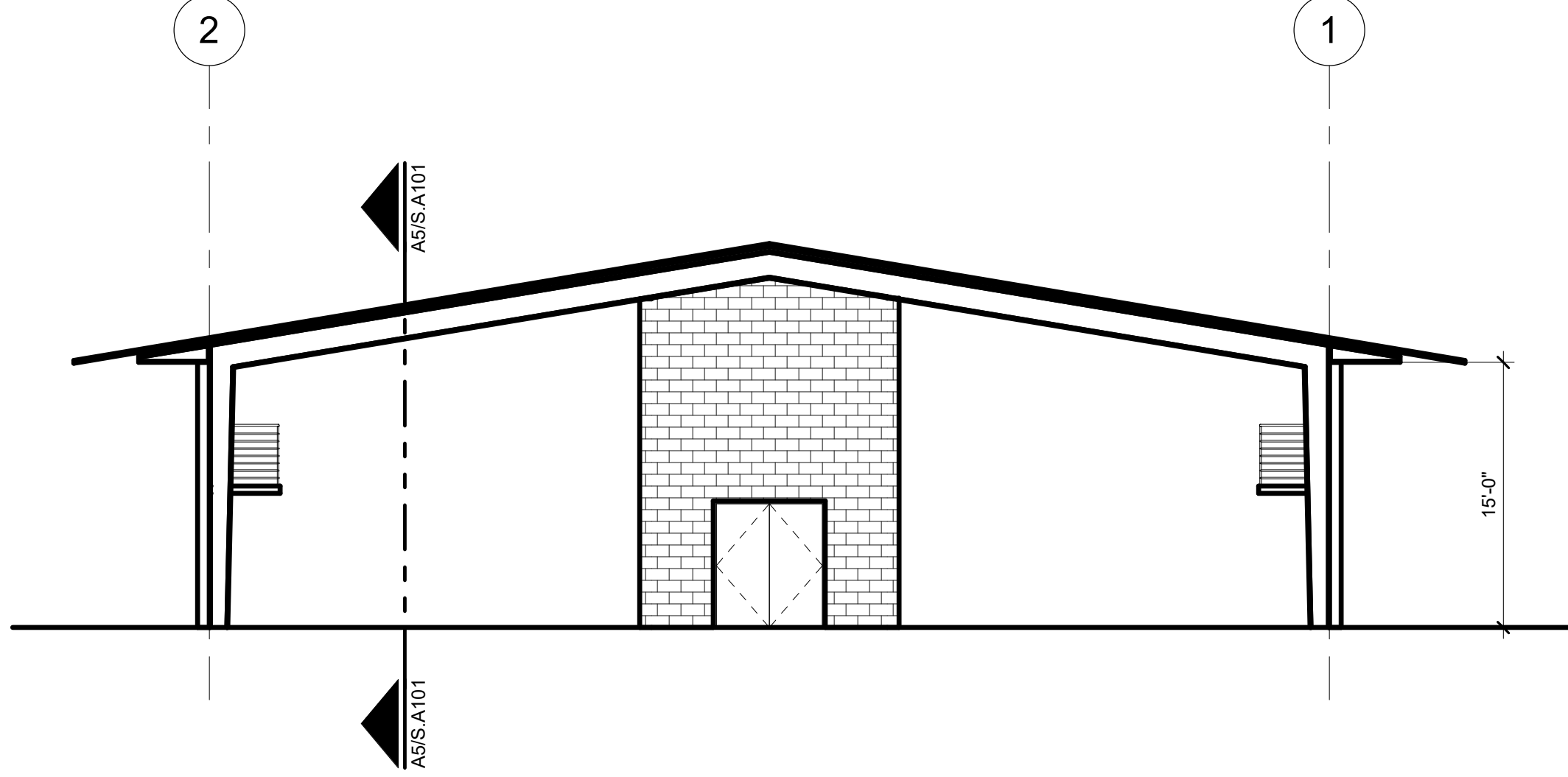
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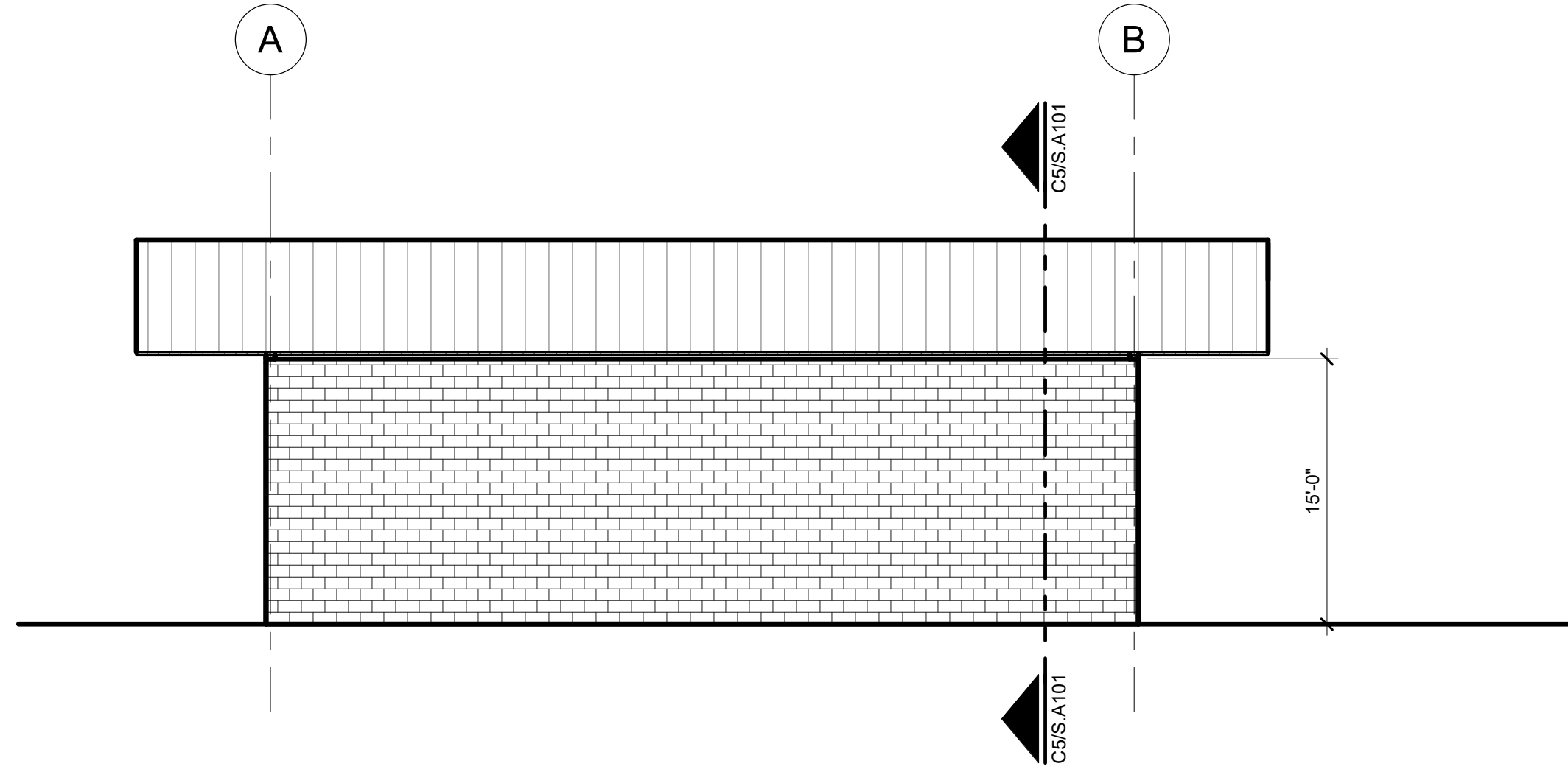
B1 WASH BAY FLOOR PLAN
S.A101 1/8" = 1'-0"



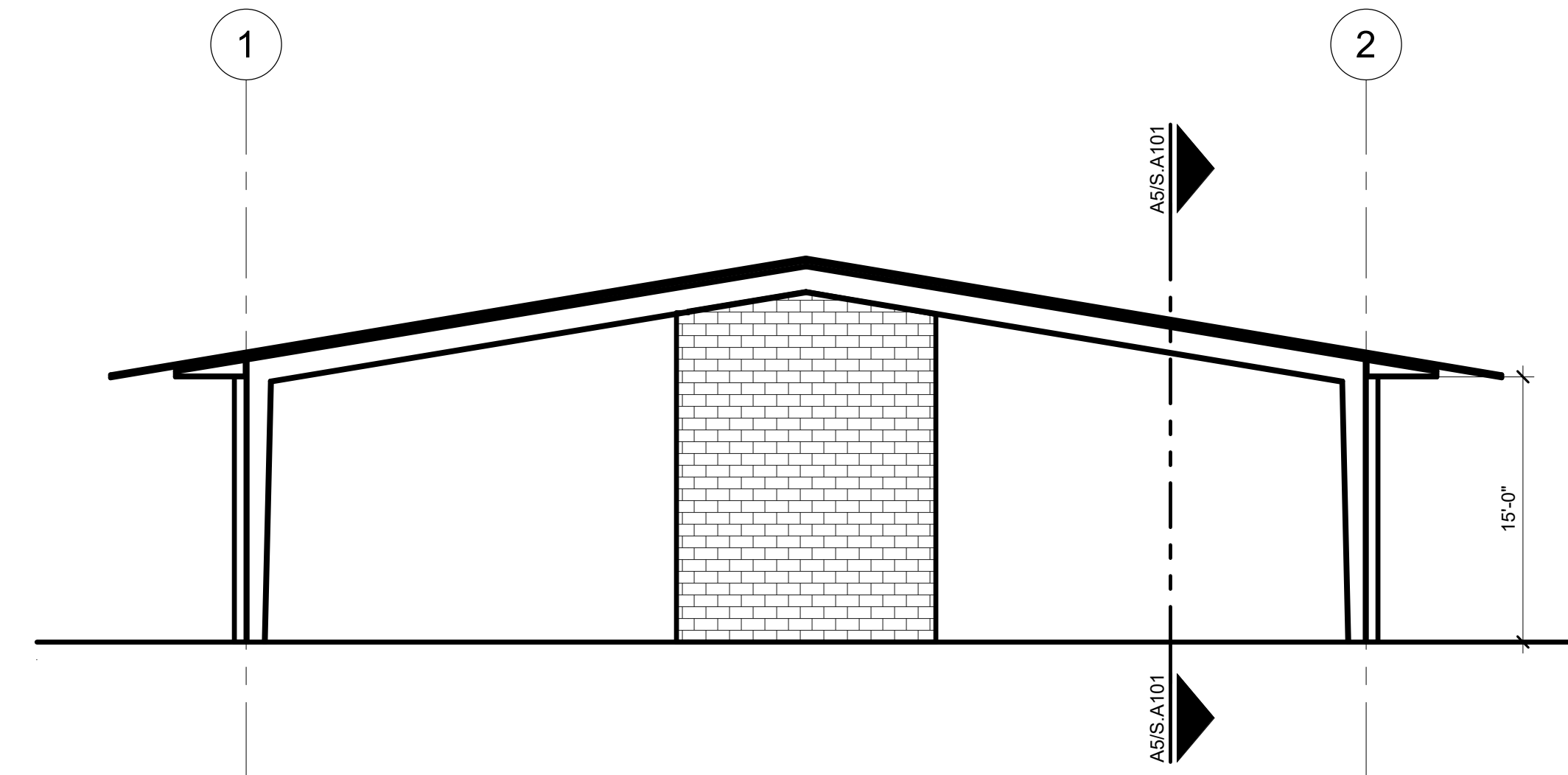
D1 WASH BAY ROOF PLAN
S.A101 1/8" = 1'-0"



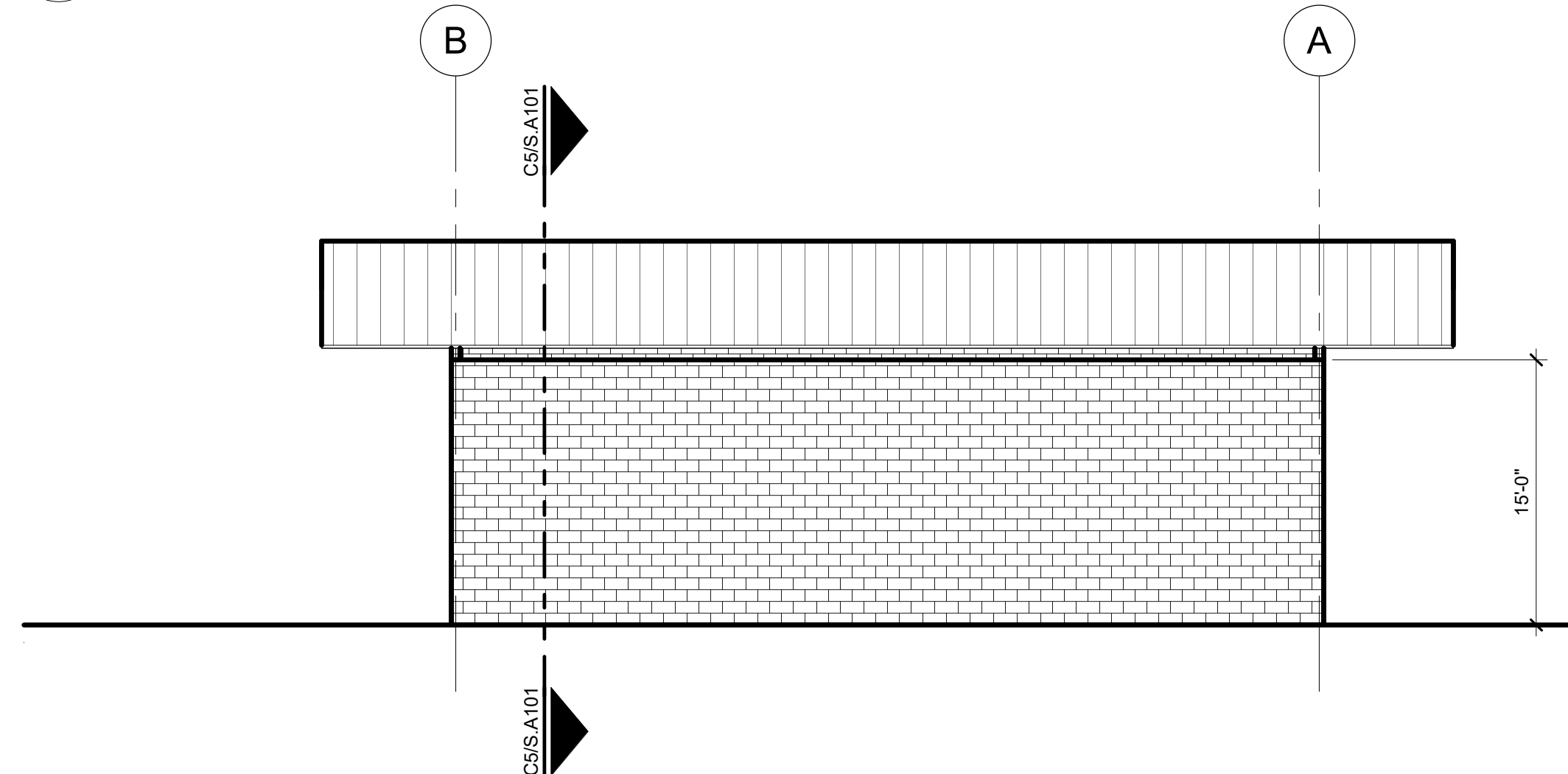
A4 WASH BAY NORTH ELEVATION
S.A101 1/8" = 1'-0"



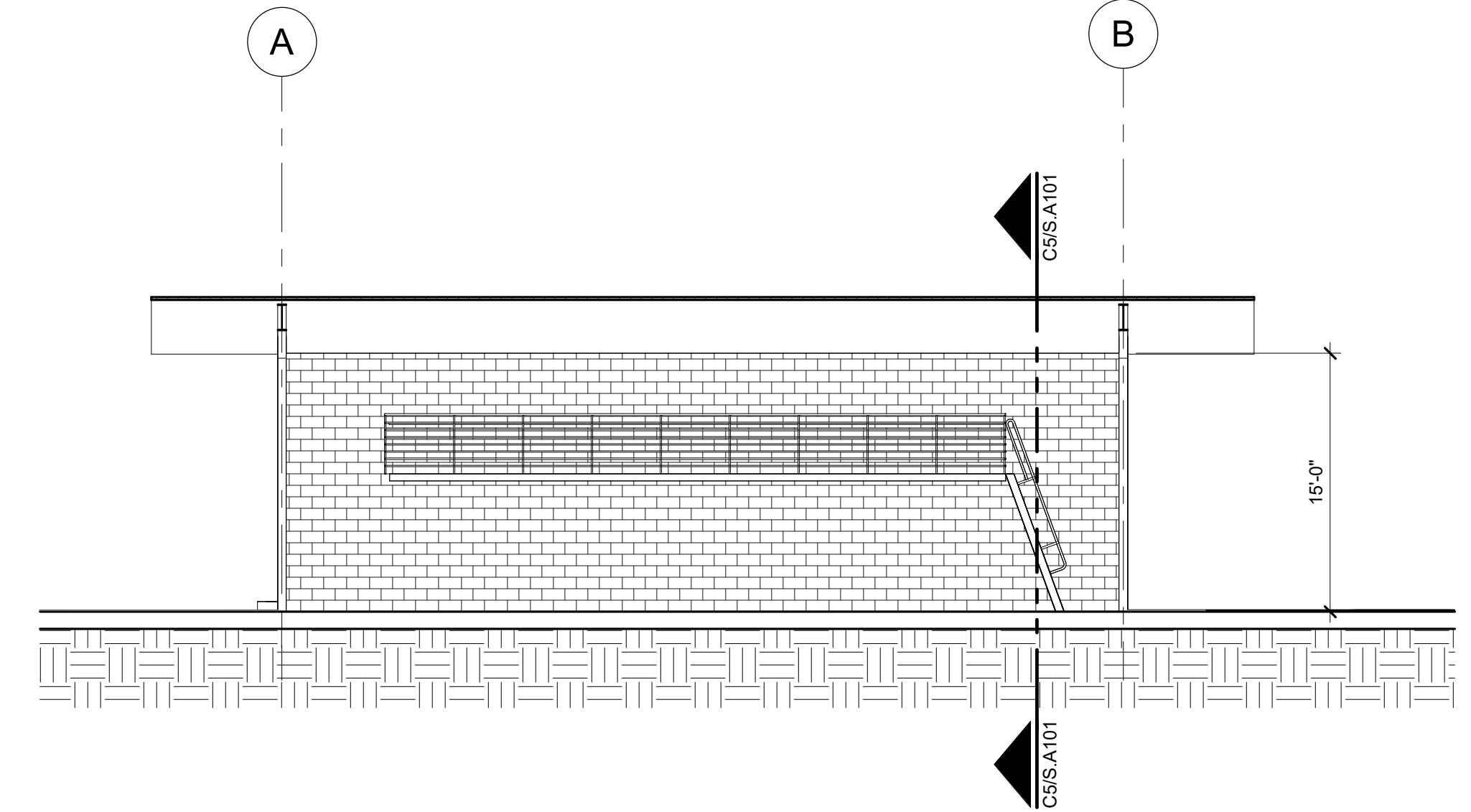
C4 WASH BAY WEST ELEVATION
S.A101 1/8" = 1'-0"



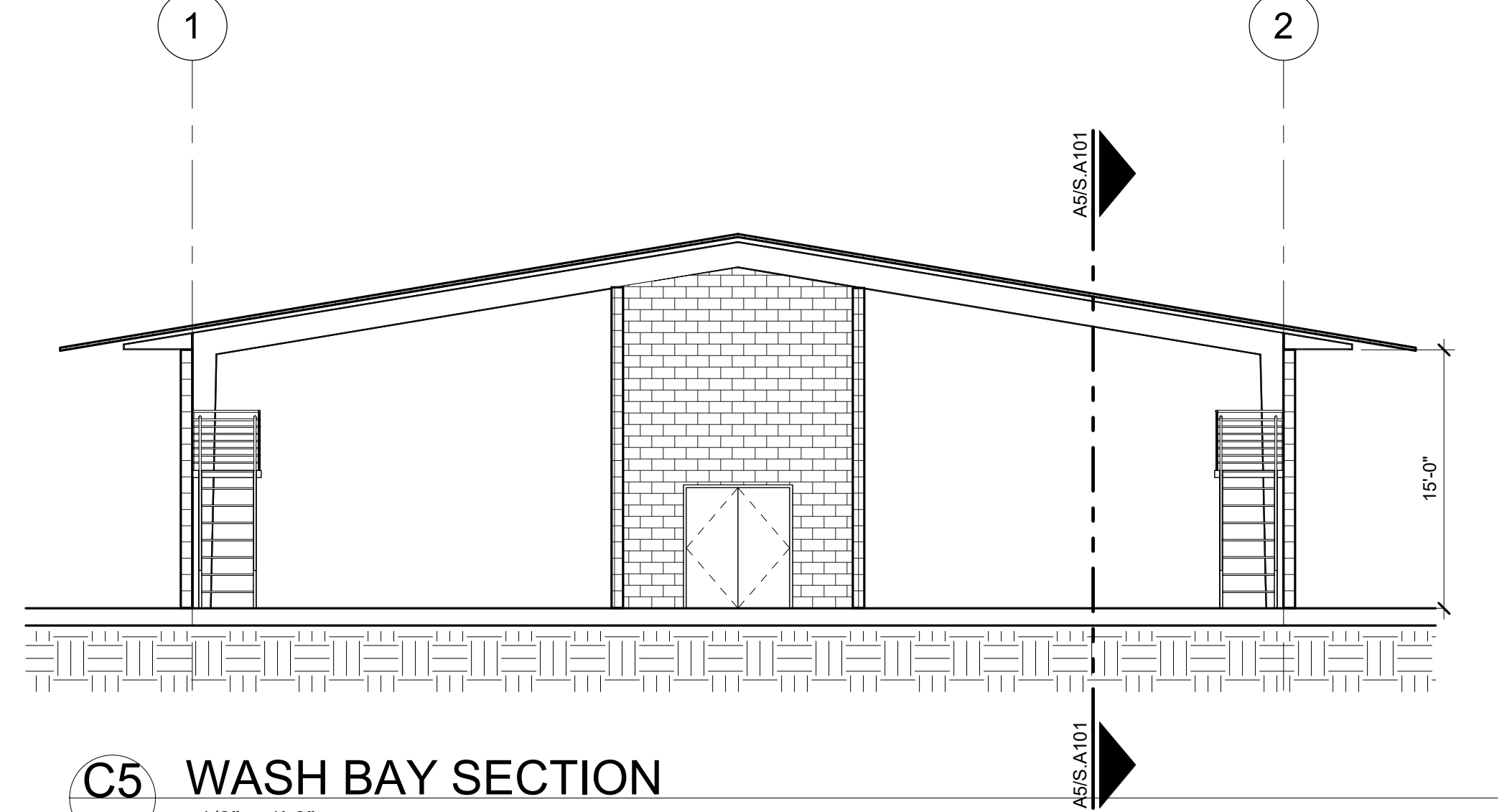
D4 WASH BAY SOUTH ELEVATION
S.A101 1/8" = 1'-0"



E4 WASH BAY EAST ELEVATION
S.A101 1/8" = 1'-0"

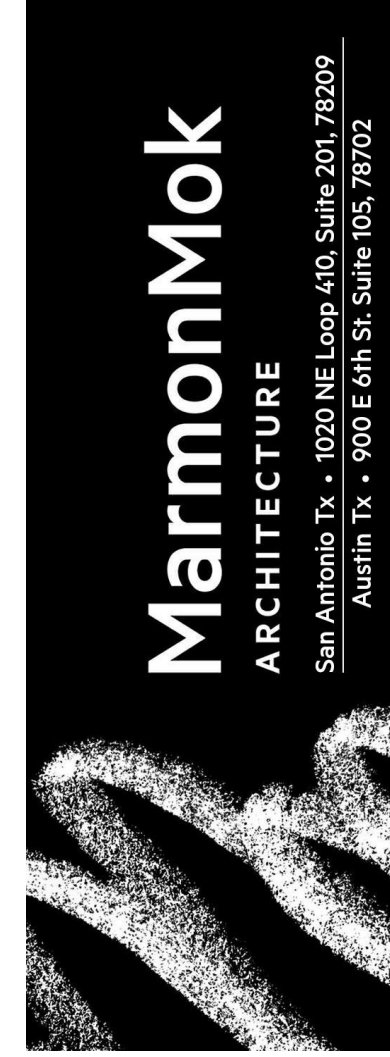
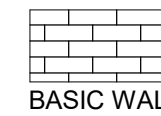


A5 WASH BAY SECTION
S.A101 1/8" = 1'-0"



C5 WASH BAY SECTION
S.A101 1/8" = 1'-0"

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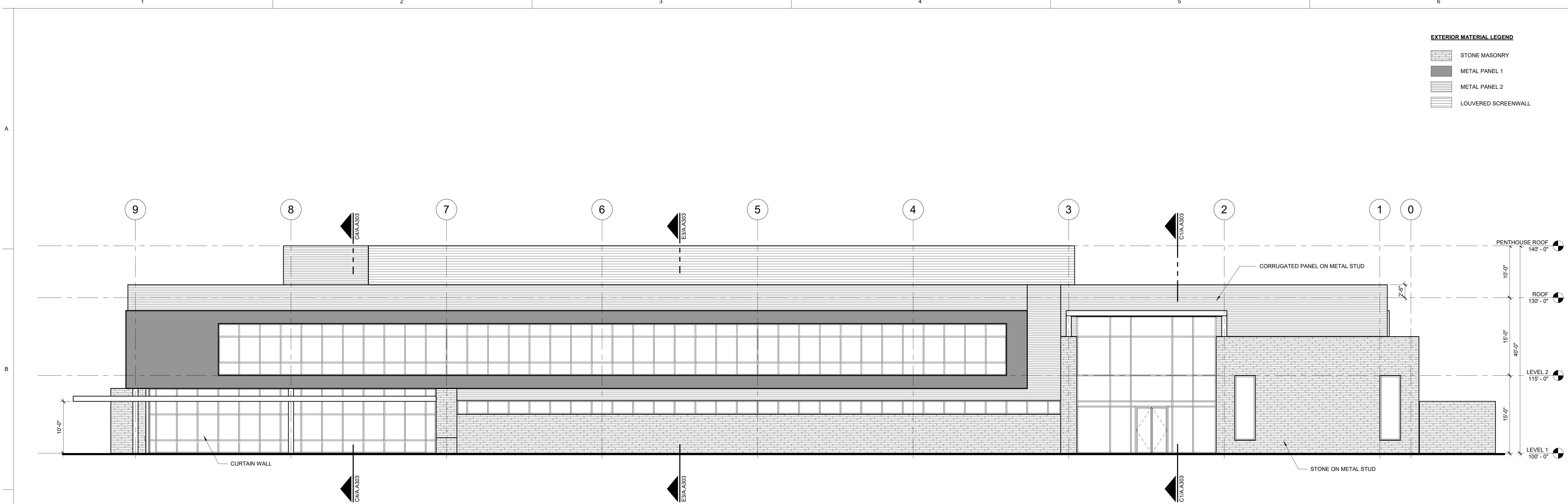
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Revisions

SHEET TITLE
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DETAILS**

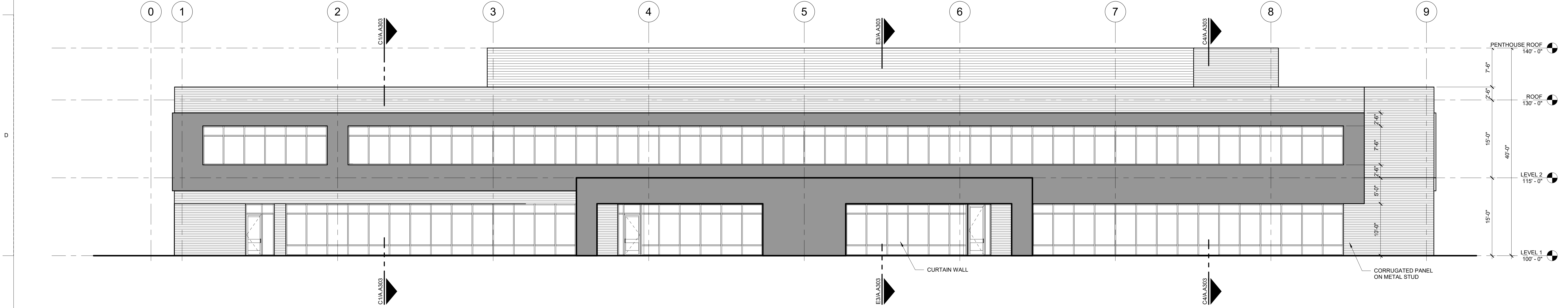
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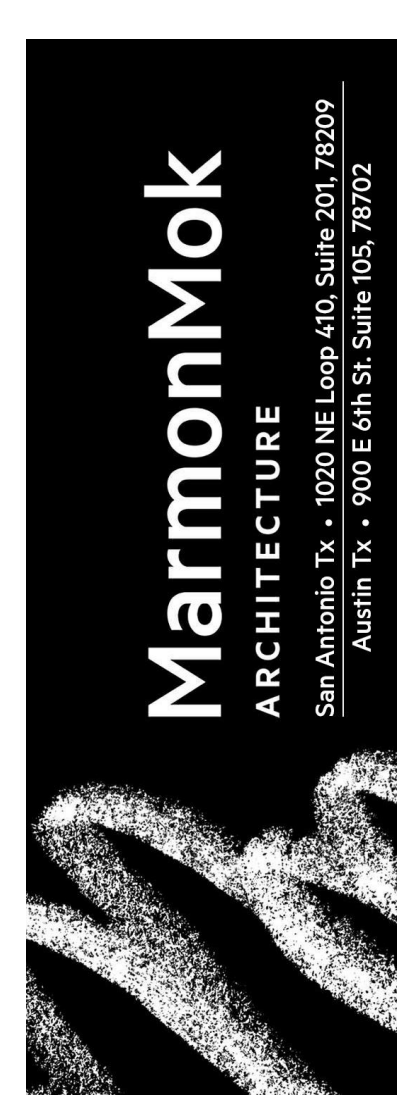
C1 ADMINISTRATION BUILDING NORTH ELEVATION
A.A301
1/8" = 1'-0"



E1 ADMINISTRATION BUILDING SOUTH ELEVATION
A.A301
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

	STONE MASONRY
	METAL PANEL 1
	METAL PANEL 2
	LOUVERED SCREENWALL



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**ADMIN BUILDING
EXTERIOR
ELEVATIONS**

SHEET NO.

A.A301

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A

B

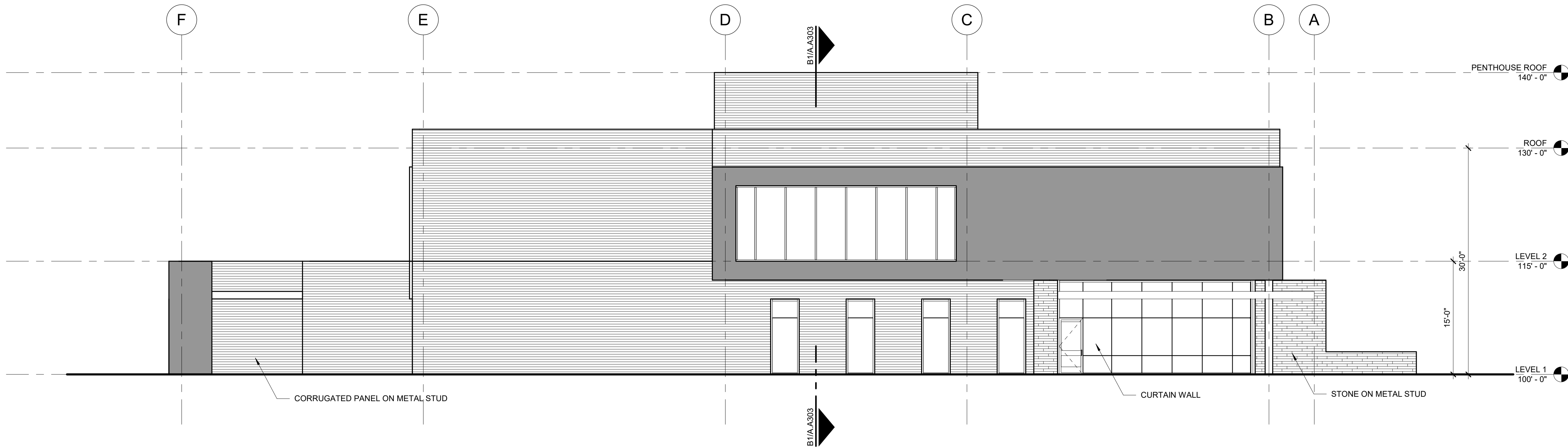
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D

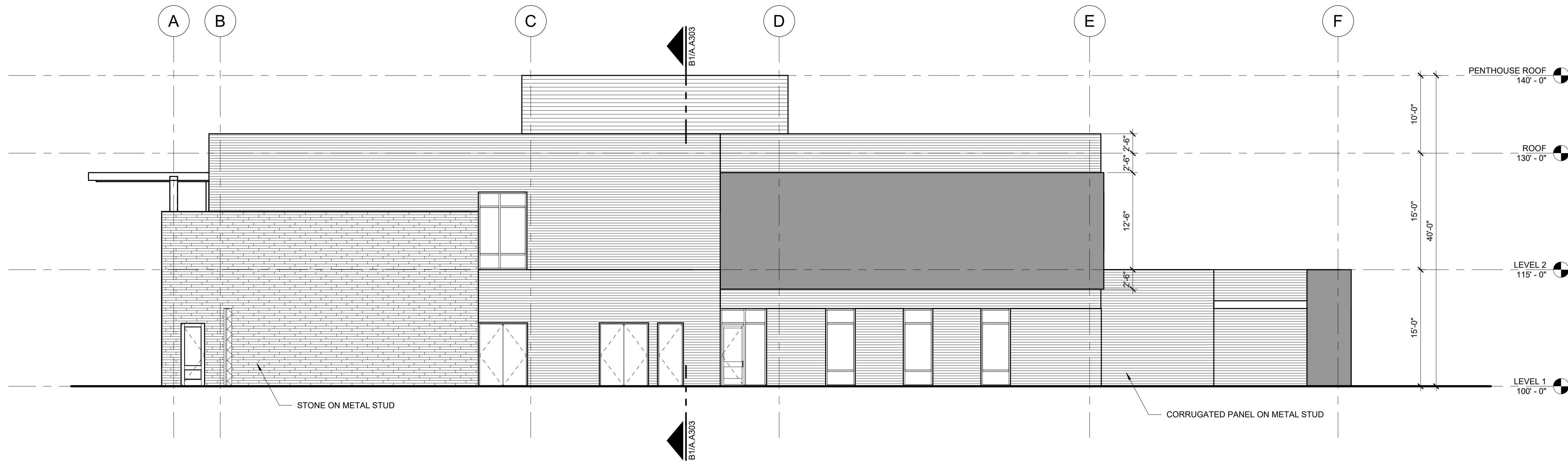
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EXTERIOR MATERIAL LEGEND

- STONE MASONRY
METAL PANEL 1
METAL PANEL 2
LOUVERED SCREENWALL



B1 ADMINISTRATION BUILDING EAST ELEVATION
A.A302 1/8" = 1'-0"



E1 ADMINISTRATION BUILDING WEST ELEVATION
A.A302 1/8" = 1'-0"

0 4' 8' 16'

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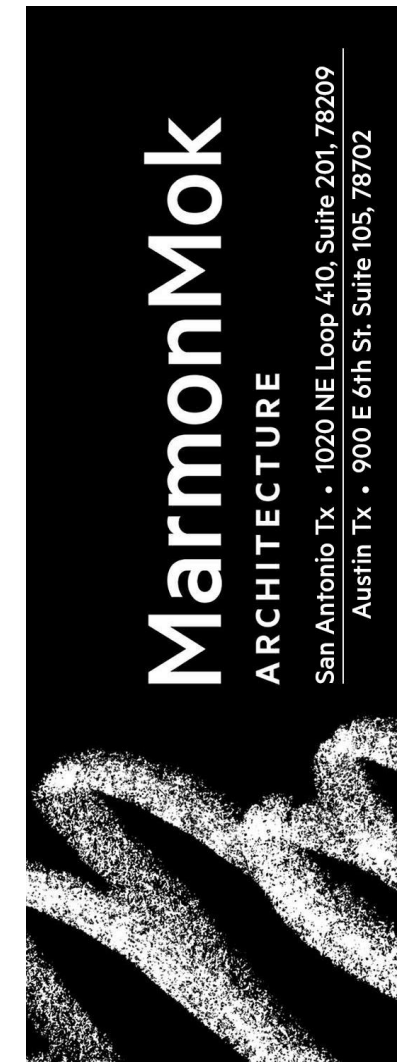
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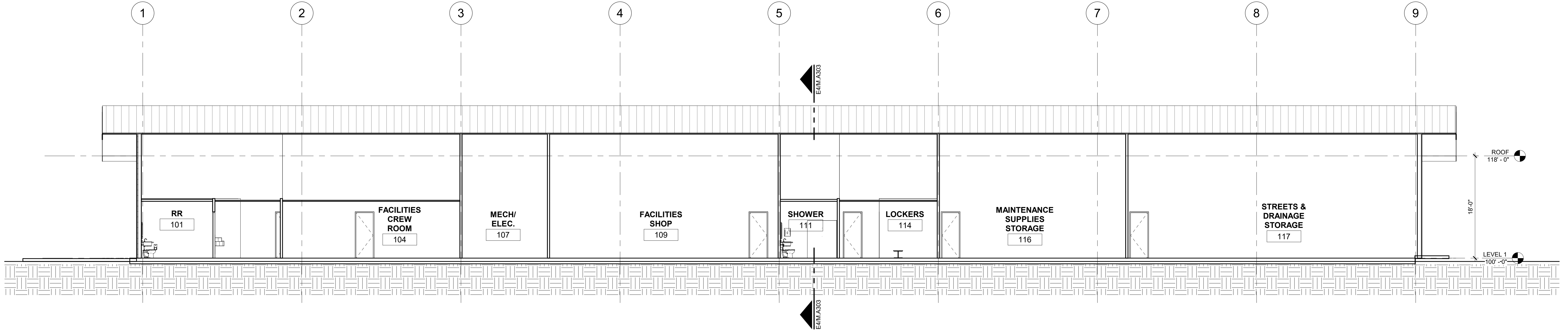
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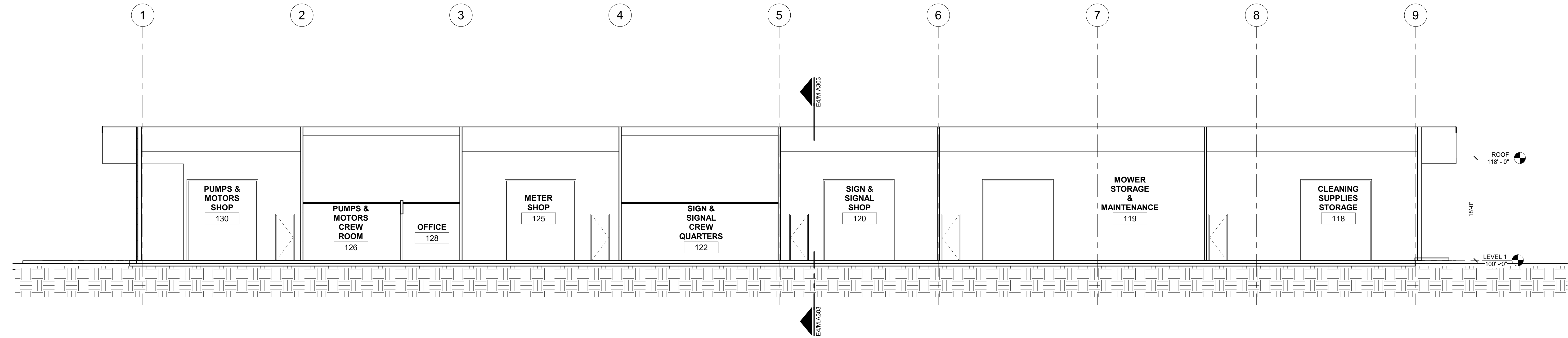
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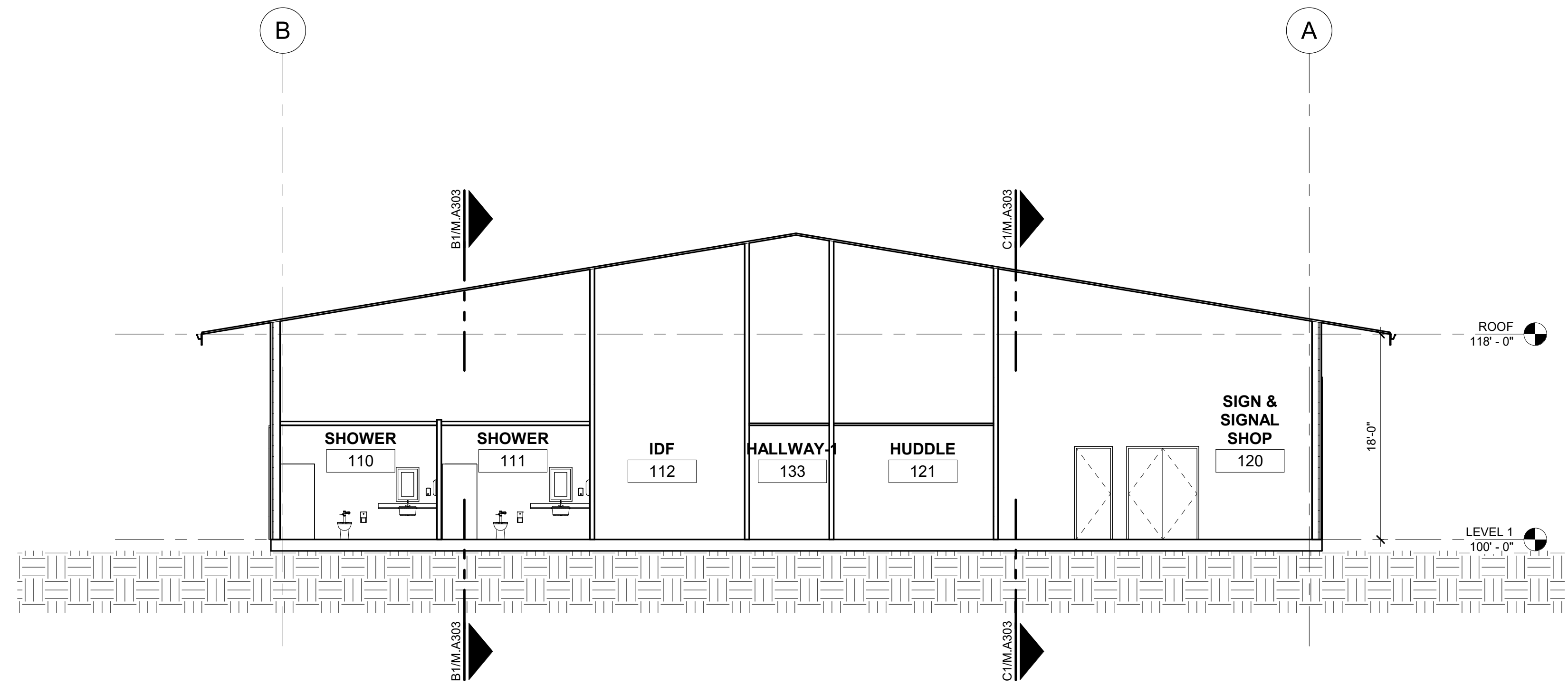
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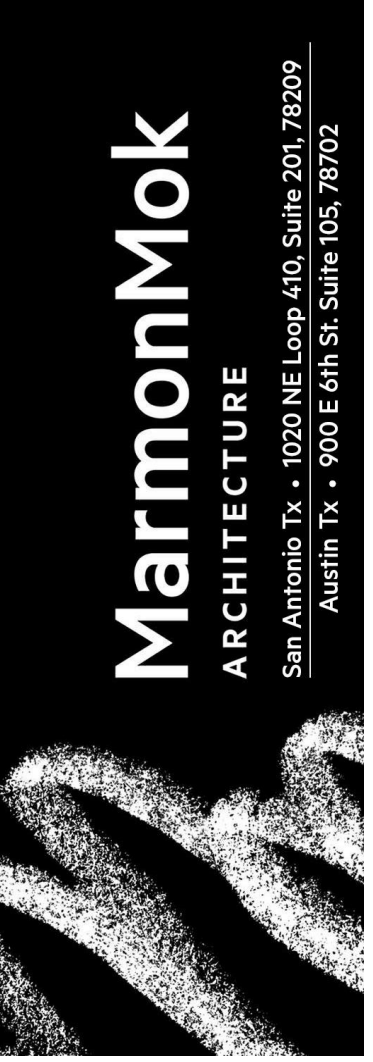
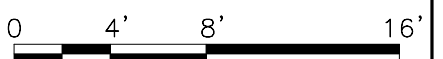
B1 SHOPS & MATERIAL STORAGE BUILDING SECTION
M.A303 1/8" = 1'-0"



C1 SHOPS & MATERIAL STORAGE BUILDING SECTION
M.A303 1/8" = 1'-0"



E4 SHOPS & MATERIAL STORAGE BUILDING SECTION
M.A303 1/8" = 1'-0"



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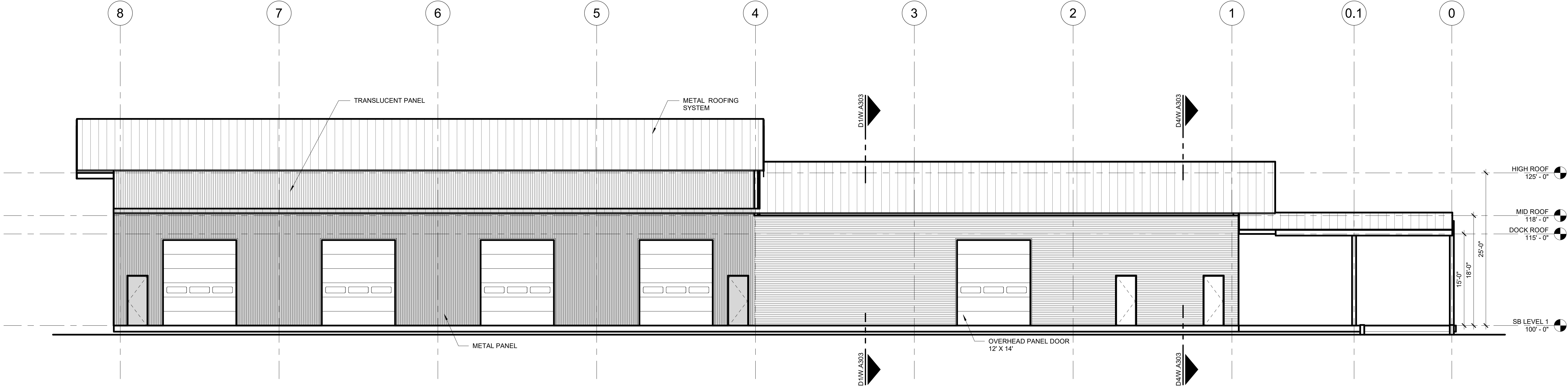
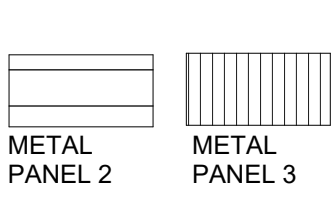
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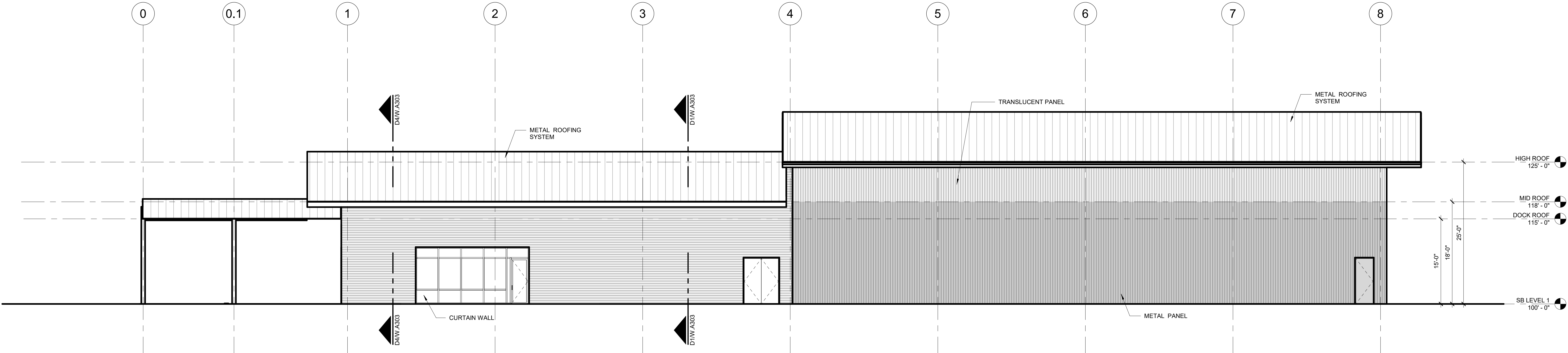
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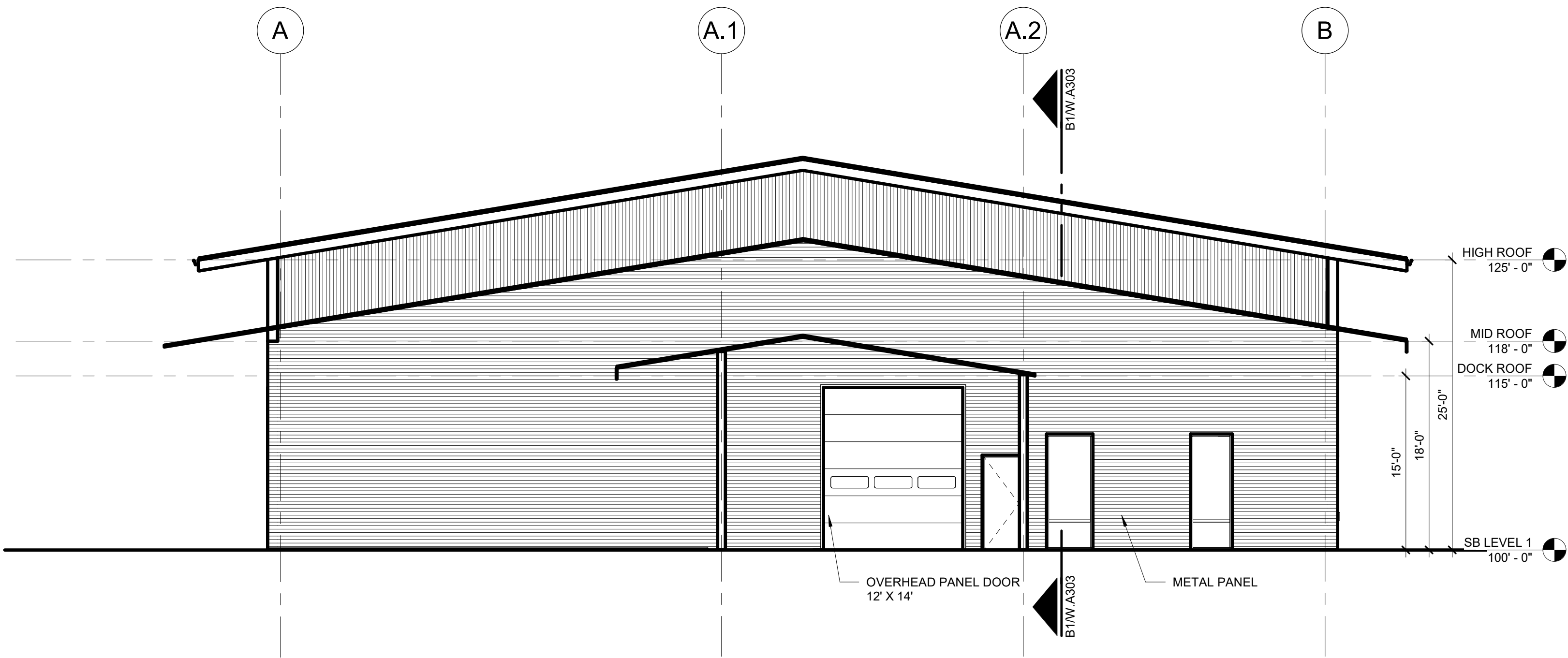
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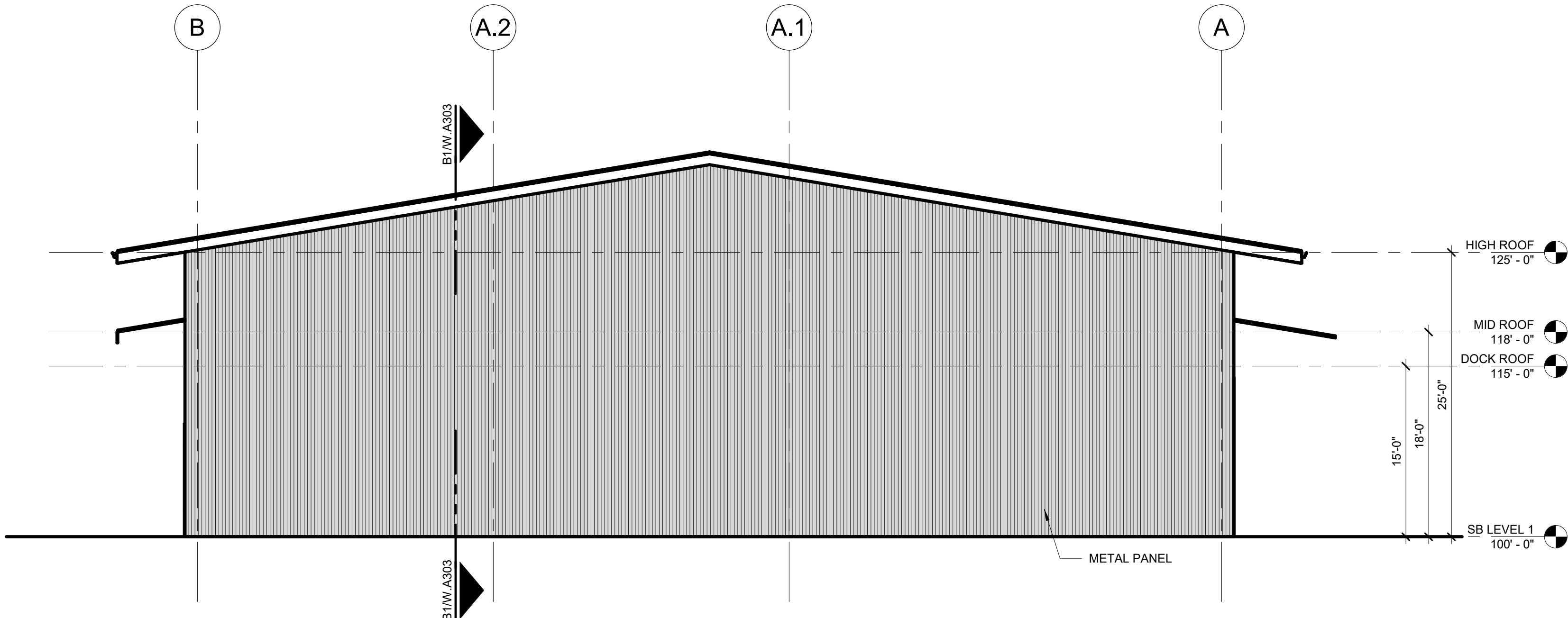
B1 SUPPLY BUILDING EAST ELEVATION
W.A301 1/8" = 1'-0"



D1 SUPPLY BUILDING WEST ELEVATION
W.A301 1/8" = 1'-0"

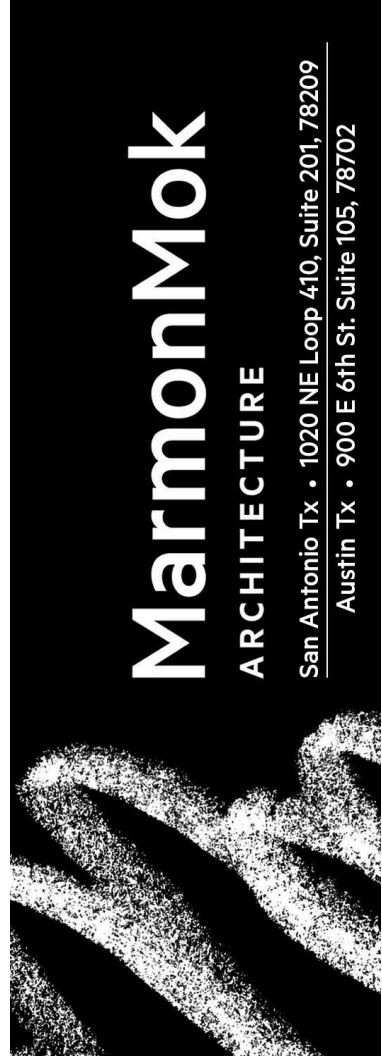


E1 SUPPLY BUILDING NORTH ELEVATION
W.A301 1/8" = 1'-0"



E4 SUPPLY BUILDING SOUTH ELEVATION
W.A301 1/8" = 1'-0"

0 4' 8' 16'



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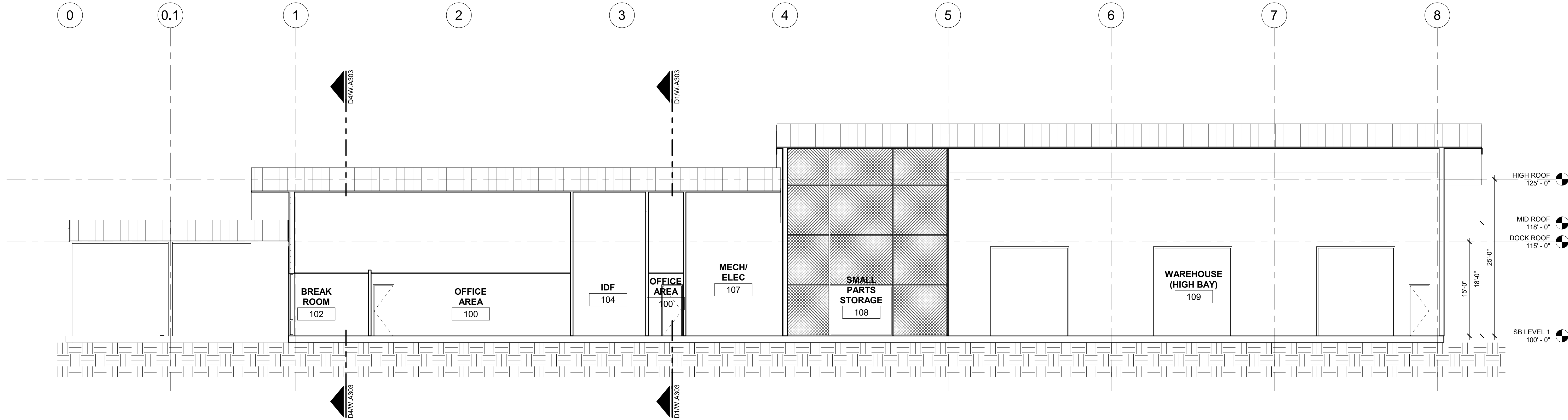
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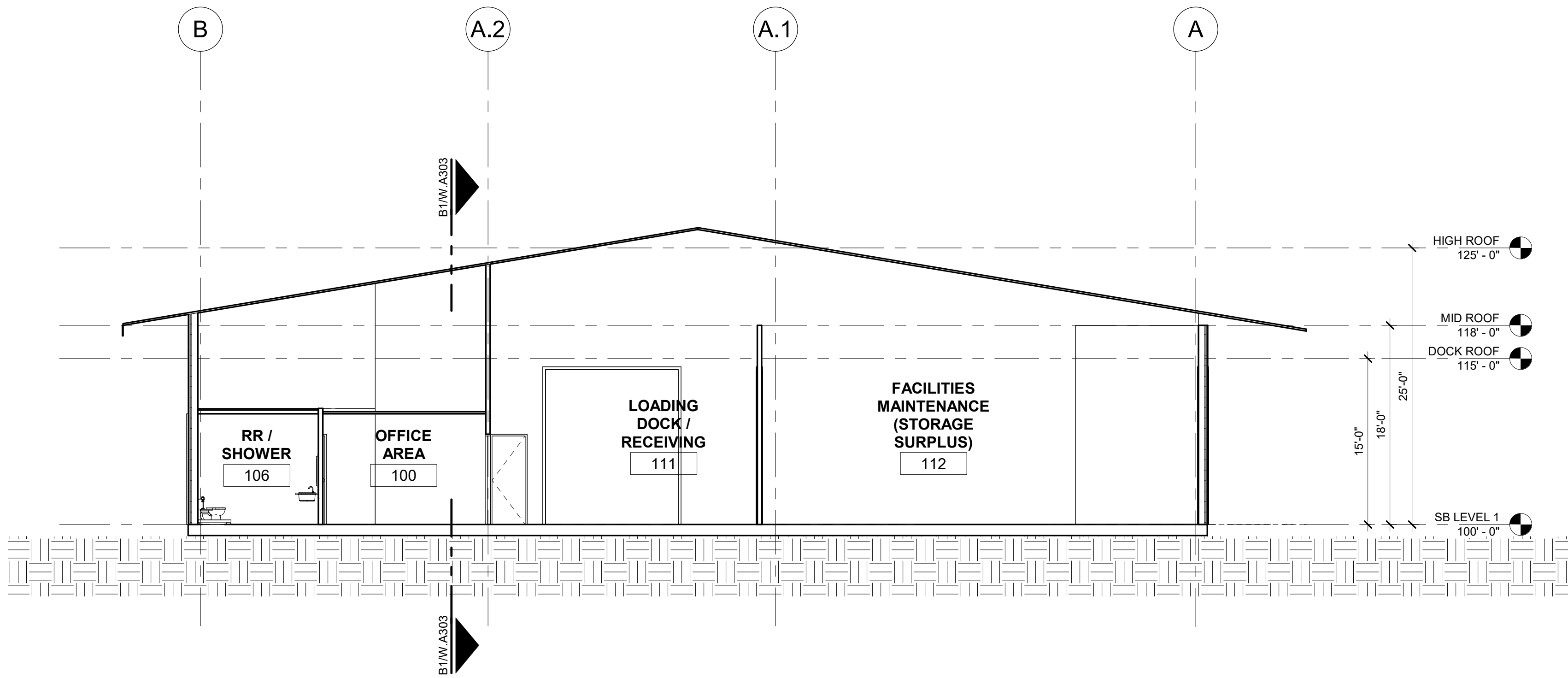
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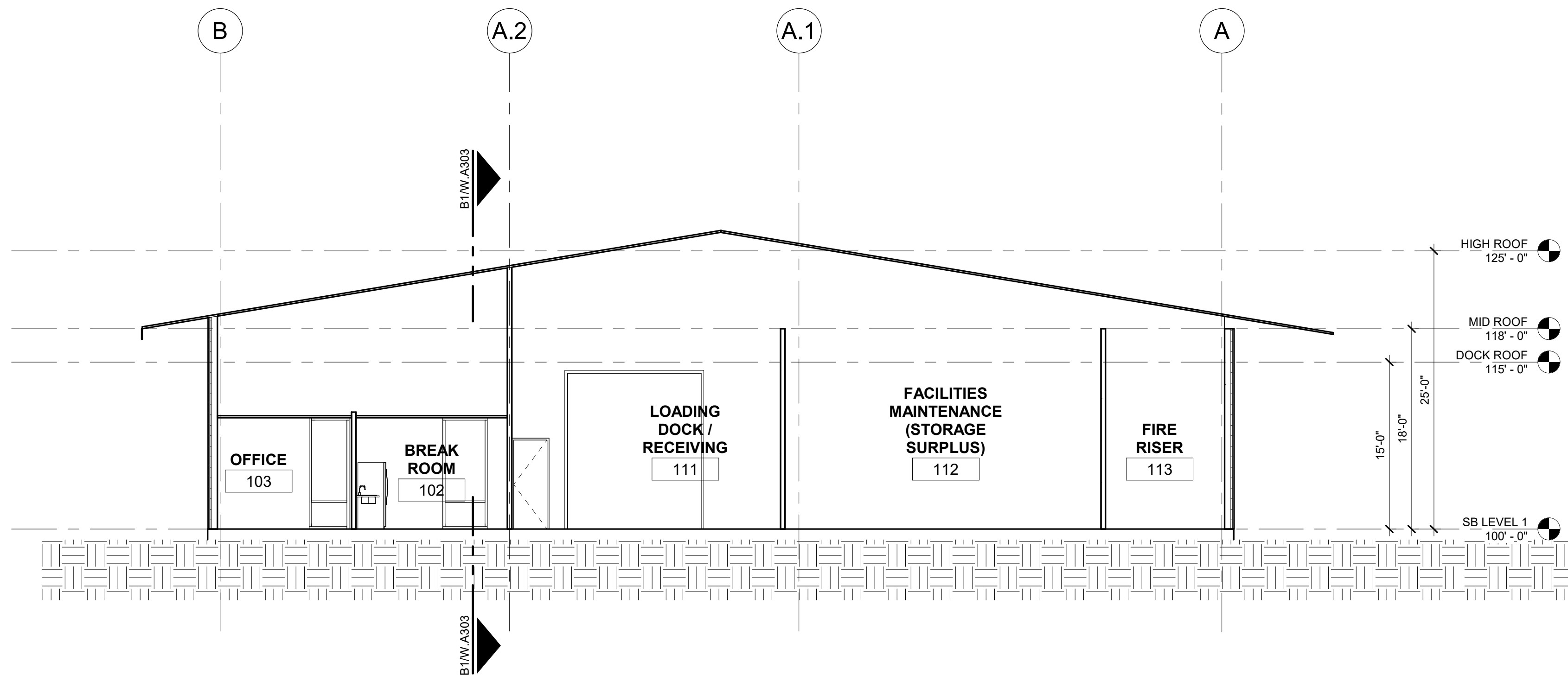
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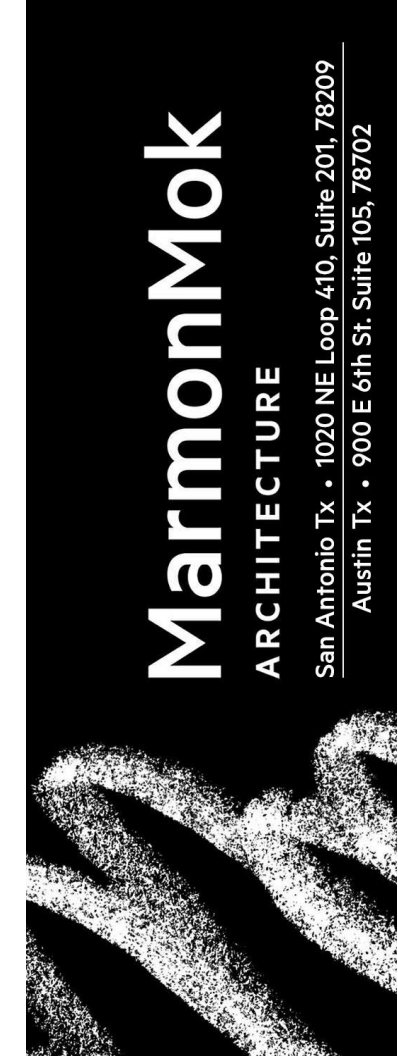
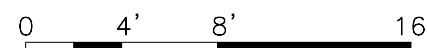
B1 SUPPLY BUILDING SECTION
1/8" = 1'-0"



D1 SUPPLY BUILDING SECTION
1/8" = 1'-0"



D4 SUPPLY BUILDING SECTION
1/8" = 1'-0"



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SHEET TITLE
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BUILDING
SECTIONS**

SHEET NO.
W.A303







SHOPS BUILDING

04

03

02

01

WAREHOUSE

PAINT STORE

