

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

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIFIC USE PERMIT FOR A PROPOSED OFFICE/WAREHOUSE ON LOT 3D OF THE RENEWABLE ENERGY PARK REPLAT OF LOT 3C, CONSISTING OF APPROXIMATELY 15.5-ACRES ZONED URBAN CENTER CORRIDOR LEVEL 5 (CL5) DISTRICT LOCATED GENERALLY SOUTH OF THE HELIOS WAY AND IMPACT WAY INTERSECTION, TO BE KNOWN AS THE SH-130 AND PECAN INDUSTRIAL PARK SPECIFIC USE PERMIT (SUP2012-01); PROVIDING A CUMULATIVE AND REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, a petition for a Specific Use Permit has been made by the property owner in conformance with the procedures of the City of Pflugerville’s Code of Ordinances, Chapter 157, Unified Development Code for property depicted and described in **Exhibit A**, which is attached hereto and incorporated herein for all purposes (the “Proposed Zoning”); and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on February 1, 2021, and determined that the petition and associated application for the Specific Use Permit met the requirements of Chapter 157, Subchapter 3 (Specific Use Permits) and Subchapter 4 (Zoning Districts and Use Regulations), and recommended approval of the Specific Use Permit for an Office/Warehouse use on the subject site; and

**WHEREAS**, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

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

**SECTION 1.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**SECTION 2.** The City Council finds:

That the Proposed Zoning 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 following purposes: 1) lessen congestion in the street; 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.

**SECTION 3.** The City Council amends the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, to apply the Specific Use Permit to the Urban Center Corridor Level 5 (CL5) district of the property, which is described as Lot 3D of the Renewable Energy Park Replat of Lot 3C an approximate 15.5-acres of land located generally south of Helios Way and Impact Way. Intersection, located within Pflugerville, Travis County, Texas as shown in **Exhibit A**.

**SECTION 4.** The property described herein may be developed and used in accordance with development regulations established within the Unified Development Code for a light industrial use as previously permitted by Ord No. 1176-14-05-2, an Office/Warehouse land use per this ordinance, and the Urban Center Corridor Level 5 (CL5) zoning district.

**SECTION 5.** Cumulative and Repealer Clause. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are hereby repealed to the extent of such conflict.

**SECTION 6.** Severability Clause. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional or invalid, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional or invalid phrase, clause, sentence, paragraph or section.

**SECTION 7.** 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 \_\_\_\_\_, 2021.

CITY OF PFLUGERVILLE, TEXAS

by:

\_\_\_\_\_  
VICTOR GONZALES, Mayor

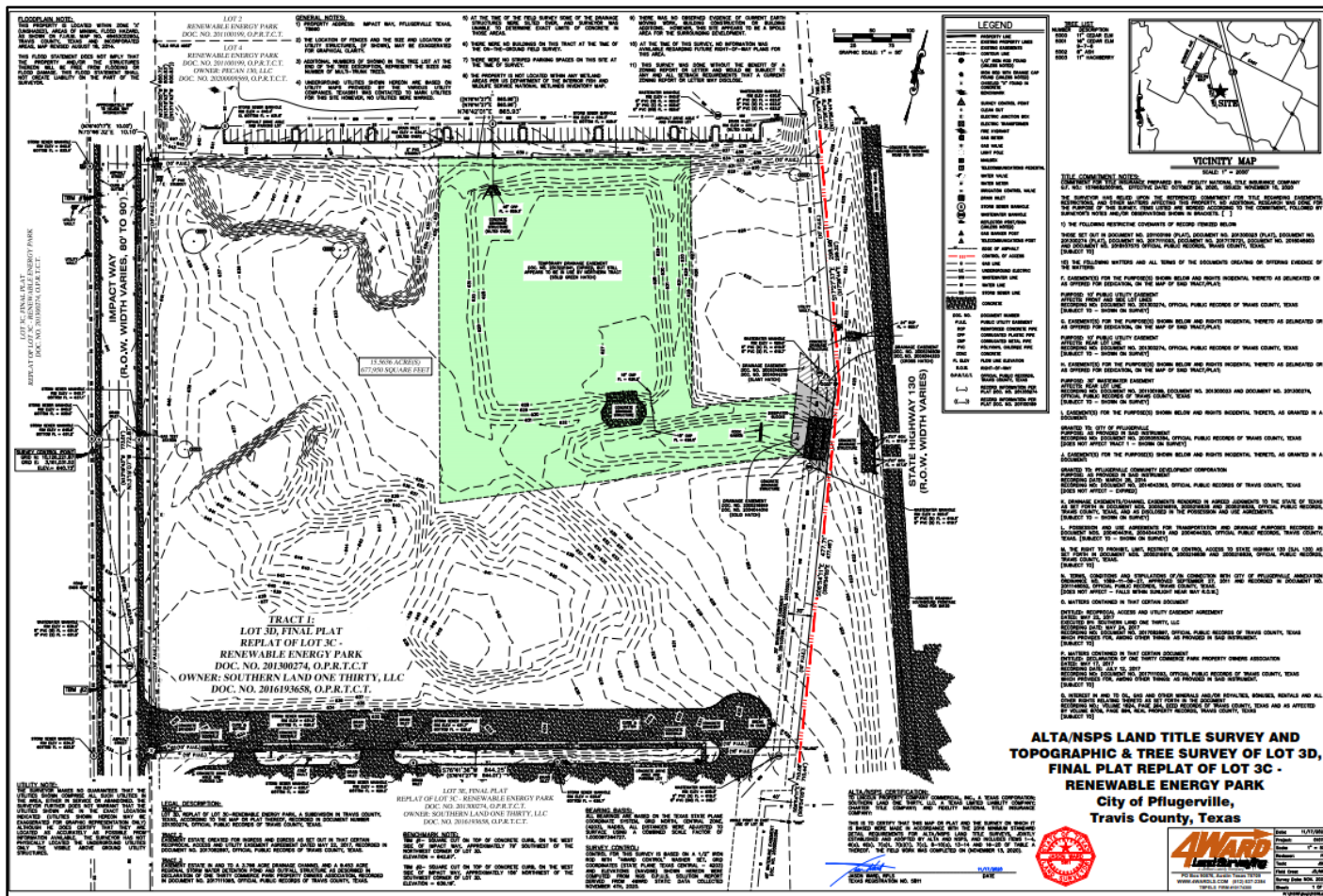
ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
CHARLIE ZECH, City Attorney  
Denton Navarro Rocha Bernal & Zech, P.C.

# EXHIBIT "A"



**ALTA/NPS LAND TITLE SURVEY AND TOPOGRAPHIC & TREE SURVEY OF LOT 3D, FINAL PLAT REPLAT OF LOT 3C - RENEWABLE ENERGY PARK**  
 City of Pflugerville, Texas  
 Travis County, Texas



DATE	REVISION
11/11/2021	1.00
11/11/2021	1.01
11/11/2021	1.02
11/11/2021	1.03
11/11/2021	1.04
11/11/2021	1.05
11/11/2021	1.06
11/11/2021	1.07
11/11/2021	1.08
11/11/2021	1.09
11/11/2021	1.10
11/11/2021	1.11
11/11/2021	1.12
11/11/2021	1.13
11/11/2021	1.14
11/11/2021	1.15
11/11/2021	1.16
11/11/2021	1.17
11/11/2021	1.18
11/11/2021	1.19
11/11/2021	1.20
11/11/2021	1.21
11/11/2021	1.22
11/11/2021	1.23
11/11/2021	1.24
11/11/2021	1.25
11/11/2021	1.26
11/11/2021	1.27
11/11/2021	1.28
11/11/2021	1.29
11/11/2021	1.30
11/11/2021	1.31
11/11/2021	1.32
11/11/2021	1.33
11/11/2021	1.34
11/11/2021	1.35
11/11/2021	1.36
11/11/2021	1.37
11/11/2021	1.38
11/11/2021	1.39
11/11/2021	1.40
11/11/2021	1.41
11/11/2021	1.42
11/11/2021	1.43
11/11/2021	1.44
11/11/2021	1.45
11/11/2021	1.46
11/11/2021	1.47
11/11/2021	1.48
11/11/2021	1.49
11/11/2021	1.50
11/11/2021	1.51
11/11/2021	1.52
11/11/2021	1.53
11/11/2021	1.54
11/11/2021	1.55
11/11/2021	1.56
11/11/2021	1.57
11/11/2021	1.58
11/11/2021	1.59
11/11/2021	1.60
11/11/2021	1.61
11/11/2021	1.62
11/11/2021	1.63
11/11/2021	1.64
11/11/2021	1.65
11/11/2021	1.66
11/11/2021	1.67
11/11/2021	1.68
11/11/2021	1.69
11/11/2021	1.70
11/11/2021	1.71
11/11/2021	1.72
11/11/2021	1.73
11/11/2021	1.74
11/11/2021	1.75
11/11/2021	1.76
11/11/2021	1.77
11/11/2021	1.78
11/11/2021	1.79
11/11/2021	1.80
11/11/2021	1.81
11/11/2021	1.82
11/11/2021	1.83
11/11/2021	1.84
11/11/2021	1.85
11/11/2021	1.86
11/11/2021	1.87
11/11/2021	1.88
11/11/2021	1.89
11/11/2021	1.90
11/11/2021	1.91
11/11/2021	1.92
11/11/2021	1.93
11/11/2021	1.94
11/11/2021	1.95
11/11/2021	1.96
11/11/2021	1.97
11/11/2021	1.98
11/11/2021	1.99
11/11/2021	2.00



Lot 3D of the Renewable  
Energy Park Replat of Lot  
3C