

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 CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 93.559 ACRES OUT OF THE SEFRIN EISELIN SURVEY NO. 4, ABSTRACT NO. 265 OF TRAVIS COUNTY, TEXAS, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO PLANNED UNIT DEVELOPMENT (PUD), TO BE KNOWN AS THE PROJECT CHARM PUD REZONING (REZ1911-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; 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**, the City has been petitioned by the property owner in accordance with the procedures of the City of Pflugerville's Code of Ordinances, Chapter 157, Unified Development Code, to amend the zoning of approximately 93.559 acres from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) District as depicted and described in **Exhibit A**, which is attached hereto and fully incorporated herein for all purposes (Proposed Zoning); and

**WHEREAS**, the land as described in **Exhibit A** shall be limited to the land uses and development standards described and depicted in **Exhibit B** for purposes of developing the Planned Unit Development (PUD) District; and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on December 2, 2019, determined that the petition and associated application for the Proposed Zoning met the requirements of Chapter 157 of the City's Unified Development Code, and voted affirmatively in favor of its approval of the Proposed Zoning with a vote of 7-0; 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 City streets and thoroughfares; 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 change the base zoning district of the property described in **Exhibit A** from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) District, as provided herein.

The property described herein shall be developed and used in accordance with the Development Standards established for the Project Charm Planned Unit Development, as described herein as **Exhibit B**, as applicable, and all other applicable ordinances of the City. With exception of land use, where the Development Standards established for the Project Charm Planned Unit Development are silent, applicable City codes and ordinances shall prevail.

**SECTION 4.** 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 5.** 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 6.** Effective Date. That this Ordinance will become effective on its adoption and passage by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF PFLUGERVILLE,  
TEXAS

by:

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VICTOR GONZALES, Mayor

ATTEST:

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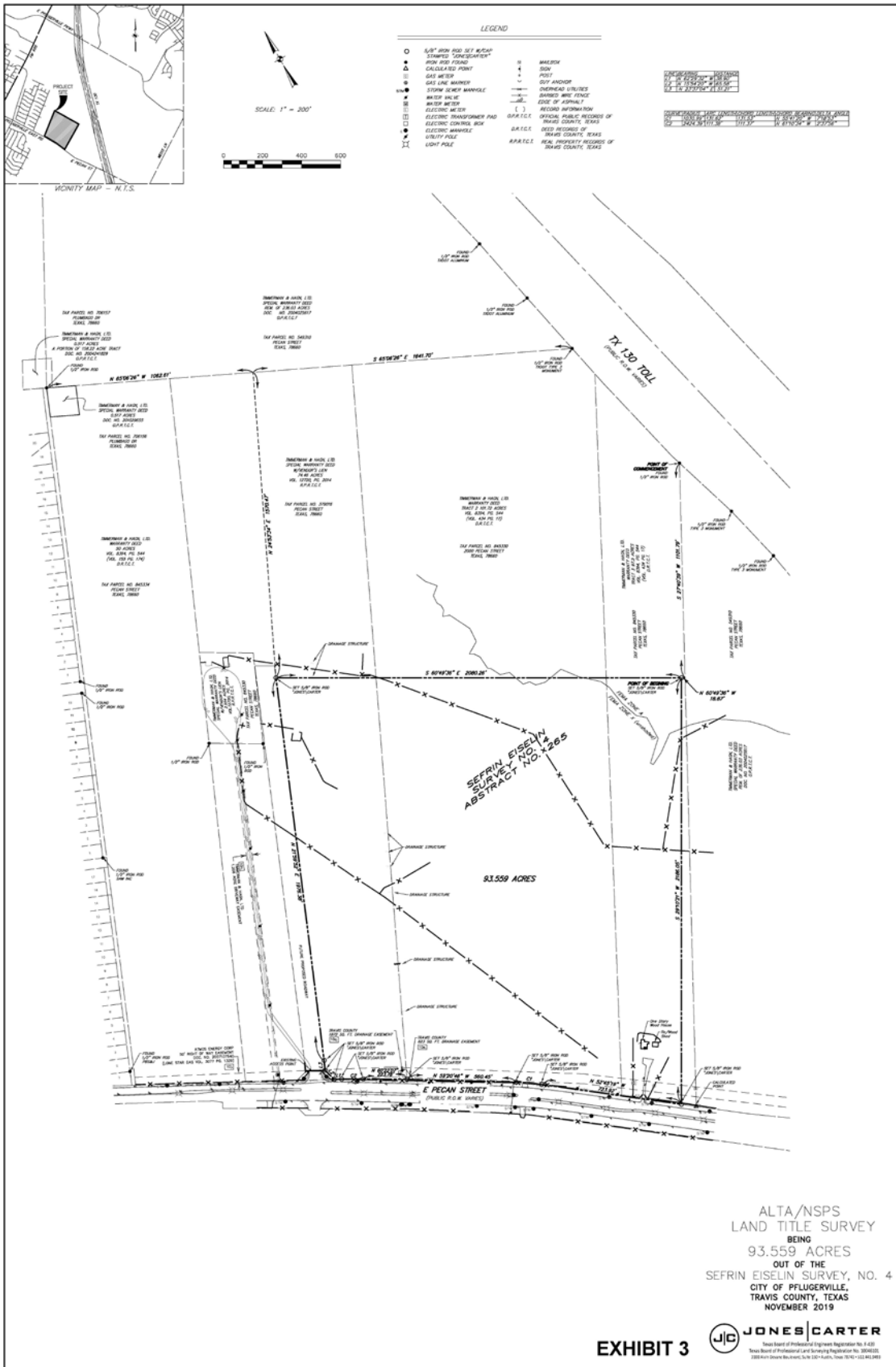
KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

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CHARLES E. ZECH, City Attorney  
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

# EXHIBIT "A"



ALTA/NSPS-2002-09 PFLUGERVILLE, TEXAS. COMPLETE DESCRIPTION SET 1 SURVEYING PHOTOLOG FILE NUMBERING 0901-002-10 ALTA/NSPS



NOTES

- 1. The bearings shown herein are referenced to the Texas Coordinate System of 1983, Texas Central Zone.
2. Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.00001, based from the origin (0,0).

3. By using the surveyed tract with the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48453Z0200L, revised date 06/16/2016, the subject property is in Zone A. Zone A is undated. The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.

ZONE A, defined as special flood hazard areas without base flood elevation.

4. The utility encroachments shown herein include those visible at the time of the survey and are for general location purposes only.
5. Surveyor has not performed geophysical or environmental conditions in connection with the subject property and SURVEYOR'S LIABILITY extends only and of responsibility related to issues of visible related records or existing facts from.

6. The recorded assessments, setbacks and encroachments shown herein are from Schedule B of the instrument for the interests stated by this document. The instrument Company of No. NCS-192097-A-1, effective date October 11, 2018, issue date October 29, 2019. The Surveyor has relied on the completeness of the information described above and has made no independent investigation or search for this information.

7. Schedule B Items
101. Easement: Texas Power & Light Company
Purpose: Electric Transmission and/or Distribution
Recorded: April 20, 1988 in Volume 476, Page 206, of the deed records of Travis County, Texas. MAY AFFECT CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION

102. Easement: Texas Power & Light Company
Purpose: Electric Transmission and/or Distribution
Recorded: April 18, 1988 in Volume 476, Page 194, of the deed records of Travis County, Texas. MAY AFFECT CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION

103. Easement: Right of Way
Purpose: Access
Recorded: April 10, 1983 in Volume 1340, Page 27, of the deed records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

104. Easement: Texas Power & Light Company
Purpose: Easement and Right of Way for Electric Power Lines
Recorded: April 28, 1983 in Volume 2643, Page 1088, of the deed records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

105. Easement: Lone Star Gas
Purpose: Right of Way Easement
Recorded: March 20, 1982 in Volume 3077, Page 1320, of the deed records of Travis County, Texas. MAY AFFECT SUBJECT TRACT; CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION

106. Easement: Motor Supply Corp
Purpose: Petroleum Easement
Recorded: January 15, 1974 in Volume 4823, Page 1930, of the deed records of Travis County, Texas. MAY AFFECT SUBJECT TRACT; CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION

107. Easement: Southwestern Bell Telephone Company
Purpose: Electric Distribution and Telephone Line
Recorded: December 8, 1978 in Volume 4123, Page 1028, of the deed records of Travis County, Texas. MAY AFFECT SUBJECT TRACT; CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION

108. Easement: City of Pflugerville
Purpose: Right of Way
Recorded: February 7, 1996 in Volume 12616, Page 128, of the deed records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

109. Terms, conditions and stipulations contained in Agreement:
Recorded: June 20, 1998 in Volume 1720, Page 202, and Priority Records, Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

110. Easement: Motor Supply Corporation
Purpose: Motor Fuel Easement
Recorded: October 6, 2007 in County Clerk's File No. 2007180815, of the Official Public Records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT; CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION

111. Easement: Travis County
Purpose: Right of Way
Recorded: October 6, 2007 in County Clerk's File No. 2007180815, of the Official Public Records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

112. Easement: Travis County
Purpose: Right of Way
Recorded: October 6, 2007 in County Clerk's File No. 2007180813, of the Official Public Records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

113. Easement: Travis County
Purpose: Drainage Easement
Recorded: October 6, 2007 in County Clerk's File No. 2007180814, of the Official Public Records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT, as shown herein

114. Easement: Travis County
Purpose: Right of Way
Recorded: October 6, 2007 in County Clerk's File No. 2007180811, of the Official Public Records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

115. Easement: Travis County
Purpose: Drainage Easement
Recorded: October 6, 2007 in County Clerk's File No. 2007180818, of the Official Public Records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT, as shown herein

116. Terms, conditions and stipulations contained in License Agreement:
Recorded: December 14, 2008, County Clerk's File No. 2008033831, Official Public Records, Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

117. Terms, conditions and stipulations contained in Agreement:
Recorded: December 14, 2008, County Clerk's File No. 2008033832, Official Public Records, Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

118. Ordinance by the City of Pflugerville, as set out in Ordinance recorded in County Clerk's File No. 20070247, of the Official Public Records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

NOTE: Affidavit of Non-Production executed on December 28, 2006, filed under 2006097785 of the Official Public Records of Travis County, Texas.

LEGAL DESCRIPTION

BEING a 23.558 acre tract of land situated in the South East Quarter, No. 4, Block No. 285, Travis County, Texas being a portion of Tract 2 called to contain 120.70 acres and Tract 3 called to contain 21.6 acres in a Survey made by Thompson & Hays, Ltd. located in Volume 4354, Page 244 of the deed records of Travis County, Texas and a portion of a 74.48 acre tract in a Survey made by Thompson & Hays, Ltd. located in Volume 4354, Page 244 of the deed records of Travis County, Texas, said 23.558 acre tract of land being more particularly described by metes and bounds as follows with bearings referred to the Texas Coordinate System of 1983, Texas Central Zone:

COMMENCE at a 1/2 of 1/2 of 1/2 of 1/2 of the Southeastern line of State Highway 130, for a distance of 10.00 feet to a calculated point for the SOUTHWEST corner of the herein described tract of land.

THENCE: South 29°12'00" West a distance of 606.00 feet across said Tract 3 to a calculated point on the Northeastern right of way of Peach Street (U.S. 890), for the Southeastern corner of the herein described tract of land;
THENCE: North 52°45'19" East a distance of 78.97 feet;

THENCE: North 52°45'19" West a distance of 223.62 feet along the Northeastern right of way of said Peach Street to a calculated point for corner;
THENCE: Continuing along the Northeastern right of way of said Peach Street, a curve to the left having a delta angle of 78°26'00" a Radius of 520.38 feet, an Arc length of 121.82 feet and a Chord bearing of North 52°41'20" West a distance of 121.82 feet to a calculated point for corner;

THENCE: North 58°20'48" West a distance of 560.45 feet continuing along the Northeastern right of way of said Peach Street to a calculated point for corner for the Southeastern corner of the remainder of said Tract 2, the Southeastern corner of the remainder of the said 74.48 acre tract, for a corner of the herein described tract;
THENCE: North 87°22'07" West a distance of 233.78 feet continuing along the Northeastern right of way of said Peach Street to a calculated point for corner;

THENCE: Continuing along the Northeastern right of way of said Peach Street, a curve to the left having a delta angle of 29°24'00" a Radius of 244.38 feet, an Arc length of 111.27 feet and a Chord bearing of North 67°02'24" West a distance of 111.27 feet to a calculated point for corner;
THENCE: North 62°29'32" West a distance of 38.90 feet continuing along the Northeastern right of way of said Peach Street to a calculated point for corner;

THENCE: North 19°54'30" West a distance of 65.58 feet across the remainder of the said 74.48 acre tract to a calculated point for corner for the Southeastern corner of the herein described tract of land;
THENCE: North 23°27'04" East a distance of 51.21 feet across the remainder of the said 74.48 acre tract to a point for corner;

THENCE: North 27°50'52" East a distance of 1876.38 feet continuing across the said 74.48 acre tract to a calculated point for the Northeastern corner of the herein described tract of land;
THENCE: South 89°10'00" West a distance of 10.00 feet to a calculated point for the Southeastern corner of the herein described tract of land;
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CERTIFICATION

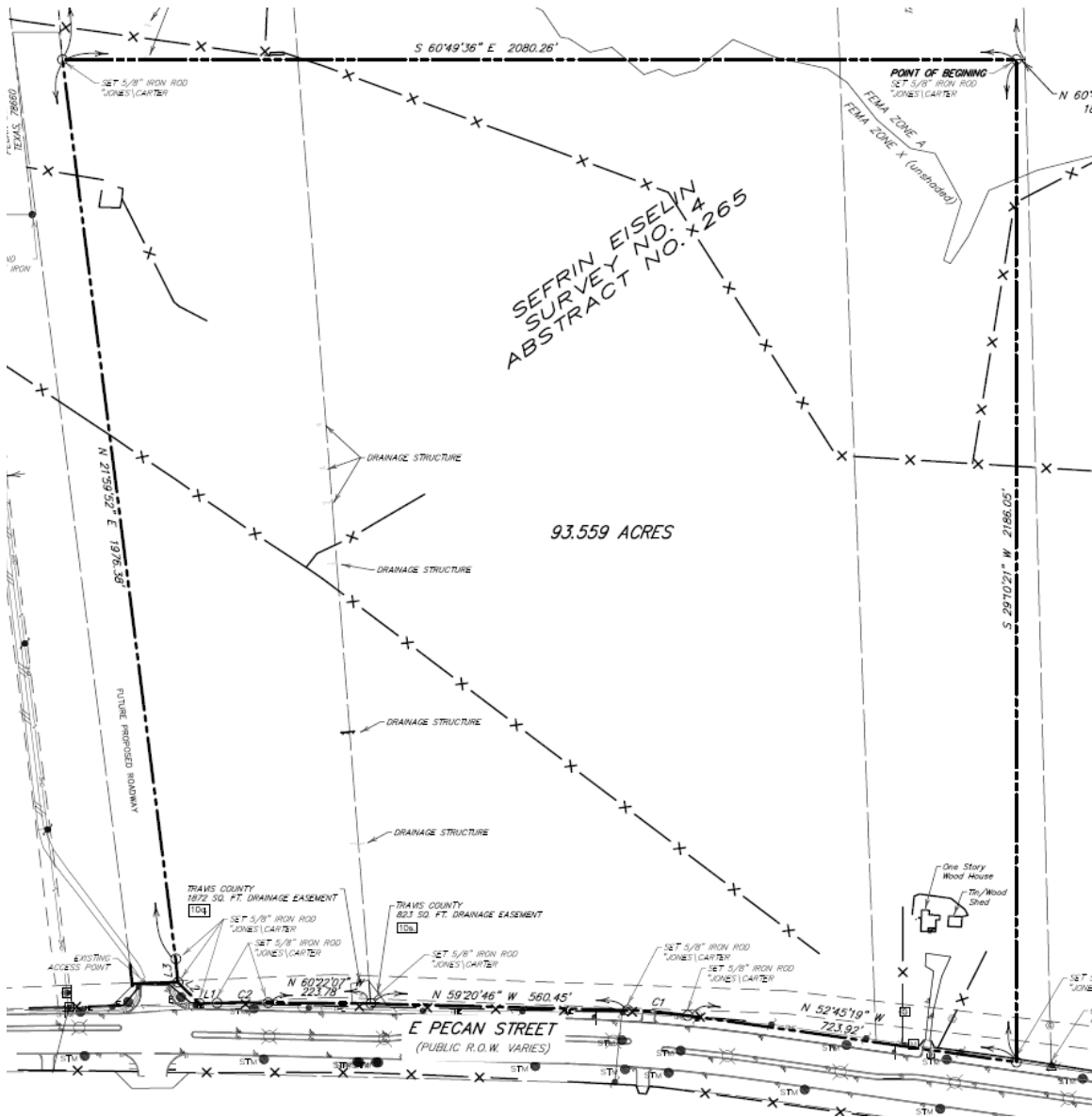
To Said Industrial Properties, Inc., First American Title Insurance Company, Transamerica Title, Ltd. (Collectively and their respective affiliates, successors and assigns) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for the ALTA/NSPS Land Title Survey, Survey and/or other applicable laws and regulations and that the Surveyor is duly licensed and qualified to perform the services herein stated in accordance with the laws and regulations of the State of Texas, and that the Surveyor is not aware of any facts or circumstances which would render the survey or map or plat inaccurate or misleading.

Drafted Date: October 22, 2019
Reviewed Date: October 29, 2019
Revised Date: November 1, 2019

Kyle L. Hockett
Registered Professional Land Surveyor No. 5673
k.hockett@firstamerica.com

ALTA/NSPS
LAND TITLE SURVEY
BEING
93.559 ACRES
OUT OF THE
SEFRIN EISEL SURVEY, NO. 4
CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS
NOVEMBER 2019





LEGAL DESCRIPTION

BEING a 93.559 acre tract of land situated in the Sefrin Eiselin Survey No. 4, Abstract No. 265, Travis County, Texas being a portion of Tract 2 called to contain 101.72 acres and Tract 3 called to contain 97.5 acres in a Warranty deed to Timmerman & Hagn, Ltd recorded in Volume 8394, Page 544 of the Deed Records of Travis County, Texas and a portion of a 74.46 acre tract in a Special Warranty Deed with Vendor's Lien to Timmerman & Hagn, Ltd recorded in Volume 12720, Page 2014 of the Real Property Records of Travis County, Texas ; said 93.559 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

COMMENCING: at a 1/2" iron rod found on the Southwestern line of State Highway 130, for a corner of the remainder of said Tract 3 -97.5 acres, thence along the southeastern line of said Tract 3 - South 27°40'39" West a distance of 1101.79 feet to a point and thence North 60°49'36" West a distance of 18.87 feet to a calculated point for the POINT OF BEGINNING for the Northeastern corner of the herein described tract of land;

THENCE: South 29°10'21" West a distance of 2186.05 feet across said Tract 3 to a calculated point on the Northeastern right of way of Pecan Street (R.O.W. Varies), for the southeastern corner of this herein described tract of land, from which a calculated point for the southeastern corner of said Tract 3 bears South 52°45'19" East a distance of 76.97 feet;

THENCE: North 52°45'19" West a distance of 723.92 feet along the Northeastern right of way of said Pecan Street to a calculated point for corner;

THENCE: Continuing along the Northeastern right of way of said Pecan Street, a curve to the left having a Delta angle of 7°18'53"; a Radius of 1030.99 feet, an Arc length of 131.62 feet and a Chord bearing of North 55°41'20" West a distance of 131.53 feet to a calculated point for corner;

THENCE: North 59°20'46" West a distance of 560.45 feet continuing along the Northeastern right of way of said Pecan Street to a calculated point for corner for corner for the Southwestern corner of the remainder of said Tract 2, the Southeastern corner of the remainder of the said 74.46 acre tract, for a corner of this herein described tract;

THENCE: North 60°22'07" West a distance of 223.78 feet continuing along the Northeastern right of way of said Pecan Street to a calculated point for corner;

THENCE: Continuing along the Northeastern right of way of said Pecan Street, a curve to the left having a Delta angle of 2°37'56"; a Radius of 2424.39 feet, an Arc length of 111.38 feet and a Chord bearing of North 61°10'34" West a distance of 111.37 feet to a calculated point for corner;

THENCE: North 62°29'32" West a distance of 38.90 feet continuing along the Northeastern right of way of said Pecan Street to a calculated point for corner;

THENCE: North 15°54'20" West a distance of 65.58 feet across the remainder of the said 74.46 acre tract to a calculated point for corner for the Southwestern corner of the herein described tract of land;

THENCE: North 23°37'04" East a distance of 51.21 feet across the remainder of the said 74.46 acre tract to a point for corner;

THENCE: North 21°59'52" East a distance of 1976.38 feet continuing across the said 74.46 acre tract to a calculated point for the Northwestern corner of the herein described tract from which a 1/2 inch iron rod found for the Northwestern corner of a called 50 acre tract of land to Timmerman & Hagn, Ltd in Volume 8394, Page 544, the same being the Northwestern corner of the Timmerman & Hagn, Ltd -0.517 acre tract as described in Document No. 2010129655, Official Public Records of Travis County, Texas and the Westernmost Southwestern corner of the Timmerman & Hagan, Ltd remainder of a 236.03 acre tract as described in Document No. 2004025617 of the Official Public Records of Travis County, Texas bears North 24°53'34" East a distance of 1570.47 feet and North 65°06'26" West a distance of 1062.61 feet;

THENCE: South 60°49'36" East a distance of 2080.26 feet across the said 74.46 acre tract and said Tracts 2 and 3 to the POINT OF BEGINNING and CONTAINING an area of 93.559 acres of land.

**EXHIBIT "B"**

**PROJECT CHARM PUD  
DEVELOPMENT STANDARDS**

**EXHIBIT B**

**PROJECT CHARM PLANNED UNIT DEVELOPMENT  
DEVELOPMENT STANDARDS**

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## EXHIBIT B

### A. GENERAL REQUIREMENTS

#### 1. Purpose and Intent

These Development Standards describe and are established for the Project Charm Planned Unit Development (the "PUD"). The project consists of 92.554 acres and is located at 2000 East Pecan Street in the City of Pflugerville, Travis County, Texas and is situated at the northeast corner of East Pecan Street at Pfennig Lane, approximately ¾-mile west of the intersection of East Pecan Street and State Highway 130 (the "Property").

The proposed project will contain approximately 3,800,000 square feet of Logistics/Distribution Center use, associated surface parking and truck loading spaces (the "Project"). The base district for the PUD will be Corridor Urban Level 4, CL4, as amended in these Development Standards and on the corresponding PUD Land Use Plan and conditions list.

See Exhibit 3 for the survey and Exhibit 4 for the location map.

#### 2. Development Plan

The Project Charm PUD will establish a new world class Logistics/Distribution Center that will become a fixture in the Pflugerville Community. The Property is currently surrounded by undeveloped land and located less than one-mile from the SH-130 main lanes making this Property an ideal location for the Project. As part of the PUD the Project will conduct roadway infrastructure improvements including the construction of a portion of Pfennig Lane will along the western boundary of the Property from the intersection of Pecan Avenue and Pfennig Lane to the northern boundary of the Property and described in more detail in these development standards.

#### 3. Architectural Design

The Project will consist of a single building containing three main building materials; a base of Insulated Concrete tilt panels, a body of Insulated Metal panels and a cap of Color Accented Insulated Metal panels. The building masses are accentuated to provide visual interest using color variations and surface undulations both vertically and horizontally.

## EXHIBIT B

The PUD building elevations consist of the following materials and architectural elements:

- a. Concrete panels at the base of the building that vary in height between the second and third floor. The variation of height and depth create articulation in both the horizontal and vertical direction to meet the architectural standards for industrial structures. The concrete panels include two different textures and four different colors. Textures include a standard concrete texture and a random vertical formliner texture utilized at the office core accent areas and at the main entry on the South Facade (Refer to Exhibit X for visual clarification). The concrete panels on all facades are broken up by vertical joints roughly eighteen feet in horizontal distance and contain multiple reveals on each panel to further reduce the scale, add texture and added visual interest.
- b. Insulated structural panels (IMPs) are used at the floors above the main concrete base structure. The IMPs consist of two different textures and four different colors. The majority of IMP are a smooth texture, each smooth panel is roughly two feet tall and sixteen feet in length. At each seam the panel joint creates a reveal to break up the large area of façade. This panel joint creates a long-tiled affect that can be seen on Exhibit X. A wave textured IMP is used at the stair towers to show both horizontal and vertical accented areas. This panel includes a corrugated profile creating a banding effect of both exposed surface and shadow in the horizontal direction. Along with multiple color changes and the use of two types of IMP's all elevations of the building are broken up to show added visual interest and articulation both horizontally and vertically.
- c. The main entry of the building (south elevation) provides multiple materials and a unique use of colors to not only accentuate the entry area but also reduce the building scale for the employee's approach. This is done by utilizing Glazing, metal composite panels, two separate concrete panel textures, and five different complimentary colors with accents. The large amount of glazing combined with the unique paint scheme creates an arcade effect as the employee approaches the main entry. Additionally, the blue metal accent panels provide canopy weather protection and a clear path to the main entry and secondary entry as well.

## EXHIBIT B

Project Charm will meet or exceed the architectural requirements as outlined in the Unified Development Code 9.5 Architectural Provisions for Industrial Structures with the exception of the modifications outlined in the Unified Development Code Calibrations incorporated in this document to allow Loading Docks and Overhead Doors to face Pfennig Lane. Expansive screening including an 8-foot pre-cast screening wall and enhanced landscape buffers are provided to conceal the Loading Docks and Overhead Doors. See Exhibit 1 for a conceptual site layout and Exhibit X for proposed elevations.

### 4. Vehicular Circulation

Vehicular traffic will consist of both employee traffic patterns and truck traffic patterns. Project Charm will have four main points of entry from Pecan Street. There will be two signalized intersections allowing full turning movements into and out of the Project, one at Pecan Street and Pfennig Lane on the western edge of the Property and one at a new private service drive and Pecan Street on the eastern edge of the Project. In addition to the two full turning movements, two project driveways will exist mid-block with one serving as a right-in, right-out driveway and one with a right-in, left-in, right-out driveway. At the time of site development permit a Traffic Impact Analysis will be performed. As part of the PUD, the Project shall construct the following transportation improvements:

- a. Pfennig Lane extension from Pecan Street to the northwest corner of the Property. This buildout shall include 100 feet of Right-of-way containing four (4) 12-foot lanes and an 18-foot median;
- b. Four (4) westbound right turn deceleration lanes on Pecan Street located at the signalized private service drive, at the private access drives and the Pfennig Lane intersection;
- c. A eastbound left turn lane and median opening at the private service drive and Pecan Street;
- d. Installation of traffic signals at the intersections of Pfennig Lane at Pecan Street and the private service drive at Pecan Street; and
- e. A hooded left turn lane on Pecan Street into the eastern driveway location.

See Exhibit 1 for the traffic circulation plan. Note that final driveway locations and circulation are subject to the TIA review and modifications may be required following review.



## EXHIBIT B

### 5. Landscape Architecture

The Project will provide over 1,600,000 square feet of landscaped area equality over 40% of the total site area at Campus Industrial, CI, standards. Providing 40% landscape area exceeds the 15% site landscaping requirement by over 1,000,000 square feet. The Project will provide a minimum of 1,225 trees on the Property that will be a mix of two, three and four caliper inch trees. In addition, the Project will provide 4,900 new shrubs in the landscaped area of the Project Charm. The Project will meet the Unified Development Code standards for landscaping with the exception of the modifications outlined in these Development Standards. The proposed modifications maintain the pedestrian focused intent of the regulations.

### 6. Subdivision

The Project shall be subject to the minimum subdivision requirements of the City of Pflugerville.

### 7. Consistency with Comprehensive Plan and Unified Development Code

The Project Charm PUD is a high-quality project that is consistent with the goals and policies of the Comprehensive Plan and Unified Development Code of the City of Pflugerville. Development shall be approved in accordance with the City of Pflugerville Unified Development Code CL4 zoning district regulations, as modified in these Development Standards, the Engineering Design Manual, the Building and Fire Codes and all other applicable codes and ordinances unless otherwise stated with this ordinance. Where an unintended conflict between the PUD and other regulations, codes or ordinances may occur, the PUD shall control.

As development is implemented, adjustments may be needed to implement the vision of the Project. The following shall serve as a guide to minor and major amendments:

Minor changes, revisions and modifications to these development standards and exhibits that do not substantially change the intent of the development may be approved administratively by City Staff, if City Staff determines in its sole and absolute discretion

**EXHIBIT B**

that the requested modification is a minor change, revision or modification. Examples of minor changes, revisions or modifications may include but are not limited to: minor street/drive alignments, density decreases, utility location and easements, minor allocation changes to landscape quantities as long as the overall landscape totals do not decrease, architectural standards establishing an enhanced architectural appearance not otherwise achievable under the specified code references (City Staff may defer to the Planning and Zoning Commission to consider the proposed architecture).

A major change and revision is any item the City Staff determines to be a major change or revision, and must be approved in accordance with the City of Pflugerville's procedures for amendments to the PUD process. Examples of major changes may include reconfiguration of the proposed layout, increases in density, change in use, etc.

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**EXHIBIT B**

**B. UNIFIED DEVELOPMENT CODE CALIBRATIONS**

Development shall comply with the Corridor Urban Level 4, CL4, zoning category described in the City of Pflugerville Unified Development Code (the “UDC”) as amended, or otherwise referenced or described as follows:

**1. Subchapter 4.4.4 - Site Development Regulations**

The Project will be developed in accordance with CL4 site development regulations as defined in the UDC, except as amended in the table below.

<b>Site Development Regulations</b>	<b>Project Charm PUD</b>	<b>Notes</b>
Minimum Lot Area, Width and Depth:	N/A	Consistent with UDC Subchapter 4.4.4
Minimum Front Street Setback:	15 feet	Consistent with UDC Subchapter 4.4.4
Minimum Side Street Setback:	15 feet	Consistent with UDC Subchapter 4.4.4
Minimum Interior Side Setback:	5 feet	Consistent with UDC Subchapter 4.4.4
Minimum Rear Setback:	10 feet	Consistent with UDC Subchapter 4.4.4
Streetscape Yard:	15 feet	Consistent with UDC Subchapter 4.4.4
Maximum Impervious Cover:	85%	Consistent with UDC Subchapter 4.4.4
Maximum Building Height:	96 feet	Subject to FAA approval; deviation from UDC Subchapter 4.4.4, from 60 feet to 96 feet

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## EXHIBIT B

### 2. Subchapter 4.4.2 - Land Use

Permitted and prohibited land uses in the PUD will comply with the CL4 zoning district per UDC Table 4.4.2, with the following uses added as permitted uses:

Distribution/Logistics Center

Office/Warehouse

### 3. Subchapter 11 - Landscaping

Landscaping for the Distribution/Logistics Center land use shall comply with the CI standards and streetscape requirements, except as modified below.

Table 11.3 B of the Unified Development Code is amended such that the PUD will exceed the 15% minimum landscaped area required per CI regulations by 25% and shall provide a minimum of 40% of landscape area, equating to 1,633,784.8 square feet of landscape area.

Tree and shrub planting requirements in a landscape area of the PUD shall be a minimum of one (1) tree and four (4) shrubs per 500 square feet of the landscape area, fully complying with the CI landscape area planting standards. A minimum of 1,225 trees and 4,901 three-gallon shrubs shall be planted in the PUD landscape area in compliance with CI regulations.

Of the 1,225 tree plantings proposed, 735 trees shall be Ornamental Type C trees (2" caliper trees), 135 trees shall be Large Type A trees (3" caliper trees) and 355 trees shall be Large Type A trees (4" caliper trees). Such tree numbers may fluctuate based on tree availability so long as the total inches of trees provided is maintained.

Subchapter 11.4.C of the Unified Development Code relating to landscaped ground cover is amended as follows in reference only to tree and shrub planting radii and root zones: A native drought tolerant ground cover or an organic wood mulch shall be installed to conserve moisture in the ground and improve soil fertility. Native rock such as limestone, river rock, crushed granite or similar architectural material may be considered in landscape

## EXHIBIT B

planting beds when used in combination with the native drought tolerant ground cover or organic mulch to enhance interest and add variety in the landscape. Native rock shall be permitted without native drought tolerant ground cover or organic mulch within 100 feet of the building façade. This is to allow native rock to be incorporated with the required plantings along the southern façade of the building within 100 feet of the building façade.

Subchapter 11.6.A of the Unified Development Code is amended to allow a sidewalk to be located between the building façade and the required landscape planting bed along the southern façade of the building to provide an extended buffer between the pedestrian and the automobile.

Subchapter 11.7.1.D.4 of the Unified Development Code is amended such that there shall be no more than three (3) adjacent Parking Rows without a pedestrian median of at least eight (8) feet in width measured from back of curb to back of curb removing the requirement that the pedestrian rows be landscaped. The required landscaping is incorporated in other locations in the Project

Table 11.9 of the Unified Development Code is amended such that vinyl-coated chain link fencing with barbed wire is permitted as a perimeter screening options on the northern portion of the property as indicated on the Land Use Plan and the Screen Wall and Security Fence exhibit, see Exhibits 1 and 3 respectively. Tree plantings shall be utilized along the exterior perimeter of this fences area to provide screening.

Per UDC Subchapter 12, all protected trees on the Property will be required to be mitigated through fee in lieu or on-site mitigation, which is separate of the standard landscaping and street tree requirements. Trees that measure 25" or greater are classified as heritage trees and require City Council approval to be removed.

Off-site trees regardless of species will be required to be protected and fiscal provided equal to the replacement caliper inch value per Subchapter 12 if any disturbance is proposed within close proximity.

## EXHIBIT B

### 4. Subchapter 9.5 - Architecture

The PUD shall comply with Subchapter 9.5 of the Unified Development Code for industrial structures except as modified herein.

Subchapter 9.5.3A of the Unified Development Code is modified such that the PUD must provide a minimum of eight (8) architectural elements from the following list of architectural details shall be incorporated into the PUD, exceeding the minimum requirement of six (6) architectural elements by two:

- a. Canopies, awnings, or porticos;
- b. Arcades;
- c. Pitched roof forms;
- d. Arches;
- e. Pedestrian space per Section 9.5.3 E;
- f. Minimum of 10% fenestration on primary facades;
- g. Architectural details (such as tile work and moldings) integrated into the building façade;
- h. Articulated ground floor levels or base;
- i. Articulated cornice line;
- j. Integrated planters or wing walls that incorporate landscape and sitting areas;
- k. 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:
  - l. Other architectural features approved by the Administrator or designee:

Subchapter 9.5.3.H.2 is modified to allow overhead doors to face the future Pfennig Lane, such overhead doors shall be screened by an 8-foot pre-cast screening wall and enhanced landscaping areas to conceal the overhead doors from this public right-of-way.

Subchapter 9.5.3.I.2 is modified to allow loading docks to face the future Pfennig Lane, such overhead doors shall be screened by an 8-foot pre-cast screening wall and enhanced landscaping areas to conceal the loading docks from this public right-of-way.

**EXHIBIT B**

In addition to the screening wall and landscaping, loading docks and overhead doors will be further screened due to the topography of the Property, placing the future Pfennig Lane right-of-way at higher grade than the loading docks and overhead doors.

In addition to the items listed above, the following items shall be included in the Project and incorporated in the PUD. The structural components of the Project shall be designed for supporting future roof mounted solar panels and building switchgear will come fully-equipped for future connectivity from building utility services to roof mounted solar panels.

The PUD shall incorporate an art piece commissioned by a local artist. Such art piece shall be located at the main building entrance.

The proposed Distribution/Logistics Center shall generally conform with the Code as prescribed in the narrative attached as Exhibit 4.

**5. Subsection 10.4.6 – Parking and Parking Area Dimensions**

Development in the PUD shall comply with the parking requirements of the UDC, Table 10.4.6. Provided, however, minimum parking requirements of UDC Table 10.4.6 are modified as follows:

Use	Square footage	Ratio	Parking Spaces Required
Office	43,000 sf	1:250	172 spaces
Warehouse	780,552 sf	1:1,000	780 spaces
Robotics Mezzanine	3,018,345 sf	1:4,000	754 spaces
Total	3,841,897		1,706 spaces

The Project shall provide a minimum 240 trailer parking spaces.

The Project shall provide a minimum of 15 motorcycle spaces.

## EXHIBIT B

Should the Robotics use not make up the majority of the occupied space, additional warehouse space shall be parked at the ratio's listed above and a parking structure may be required to meet the parking requirements of the PUD.

The project will comply with UDC Table 10.4.8 pertaining to Parking Dimensions, with the modification that parking spaces in the PUD will have a minimum length of 18 feet instead of 19 feet for two-way drive aisles measuring 24 feet in width, with parking spaces angled at 90-degrees.

### 6. Subchapter 13.3. - Lighting

Hight-efficacy LED lighting shall be provided for exterior and interior lighting within the Project. The Project shall be in compliance with Subchapter 13.3. of the UDC, as modified below, and shall be subject to the following Lighting Calculation Summary:

To provide enhanced energy efficiency, a Distribution/Logistics Center use shall provide Lithonia RSX4 LED Area pole lights throughout the parking lots, loading docks and service roadways.

All light fixtures shall be fully cut-off and downward directed.

All lighting shall be controlled with photometric sensors.

For building security, light levels at all access doors is required to be 10Fc.

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**EXHIBIT B**

<b>LIGHTING CALCULATION SUMMARY</b>					
<b>AREA</b>	<b>AVERAGE</b>	<b>MAX</b>	<b>MIN</b>	<b>AVG/MIN</b>	<b>MAX/MIN</b>
EAST DRIVEWAY	2.4	11.7	0.2	58.5:1	12.0:1
EAST SIDEWALK	6.9	12.3	0.4	30.8:1	17.0:3
FRONT CAR PARKING EAST	2.1	6.3	0.5	7.2:1	2.3:1
FRONT CAR PARKING WEST	1.6	4.5	0.3	15.0:1	5.3:1
FRONT PEDESTRIAN AREA	5.5	13.6	0.6	22.7:1	9.2:1
LOADING DOCKS EAST	1.1	3.6	0.3	12.0:1	3.7:1
LOADING DOCKS SOUTH	1.5	11.6	0.2	116.0:1	15.0:1
MAIN CAR PARKING	2.6	12.0	0.2	60.0:1	13.0:1
OPEN TRUCK YARD	1.3	7.2	0.2	72.0:1	13.0:1
STORAGE/TRAILER PARK	2.0	11.8	0.2	59.6:1	10.0:1
WEST DRIVEWAY	3.7	12.5	0.3	41.7:1	12.7:1
WEST SIDEWALK	4.0	15.0	0.2	150.0:1	40.0:1
ALL VALUES ARE IN FOOTCANDLES					

**7. Table B of Section 154 of the Code of Ordinances - Signage**

All land uses other than Distribution/Logistics Center shall be subject to the signage requirements outlined in Chapter 154 of the Pflugerville Code of Ordinances.

Signage for the Distribution/Logistics Center within Project Charm shall be limited to the following three types of signage: two (2) illuminated building signs, two (2) illuminated freestanding monument signs and non-illuminated building marker signs showing address. These signs are permitted in the CL4 district per Table A2 of Section 154 of the Code of Ordinances (the "Sign Ordinance").

## EXHIBIT B

Project Charm has roughly 1,828 linear feet of frontage and 824,088 square feet of ground floor area. Per Table B2 of Section 154 of the Code of Ordinances, the maximum signage permitted for a CL-4 project is the lesser of the following:

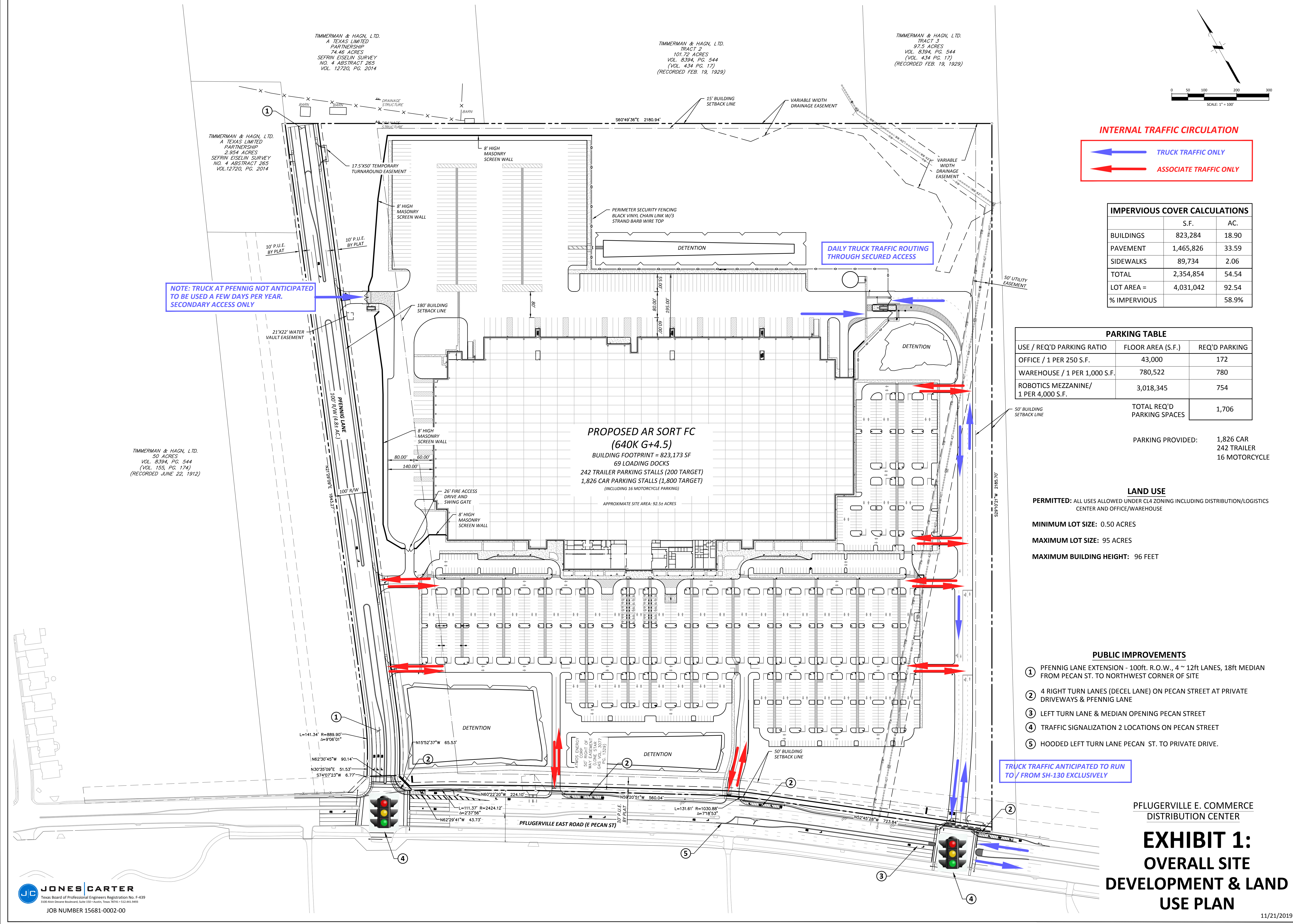
- a. 800 total square feet of signage;
- b. Ten percent (10%) of the ground floor area of the principal building; or
- c. Six (6) square feet of signage per linear foot of street frontage.

Ten percent (10%) of the ground floor area of the principal building totals 82,408 square feet, and six (6) square feet of signage per linear foot of street frontage totals 10,968 square feet. Therefore, the PUD will be limited to 800 square feet of signage, this being the most stringent of the areas this will limit our maximum amount of building signage area. The PUD has two illuminated building signs as shown on Exhibit X. These signs have a combined area of 622 square feet.

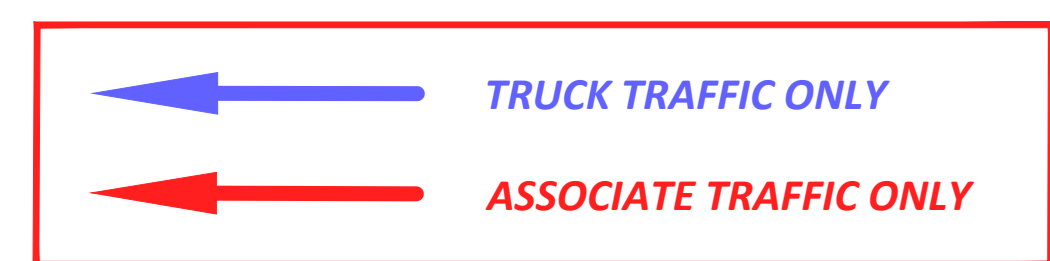
Per Table B of Section 154 of the Code of Ordinances, the building marker and identification signs are not restricted to area maximums.

Per Table C2, Commercial and Industrial Zoning Districts, freestanding signs are limited to a maximum area of 72 square feet. The PUD is providing two (2) tenant monument signs, measuring 12'-0" x 8'-0", or 96 square feet in area each for 192 square feet total. Additionally, Table C2 allows one (1) sign per 100 linear feet of street frontage. Per this allowance, the maximum number of signs allowed for the PUD is 18 signs per 1,828 linear feet of frontage. Per this regulation, where a maximum of 72 square feet is permitted per freestanding sign, a total of 1,296 square feet for 18 freestanding signs is permitted by right in the PUD. The PUD is providing a total of four (4) regulated signs, including two (2) main building signs and two (2) freestanding monument signs, Table C2 is modified in the PUD to limiting individual freestanding signs to 96 square feet instead of 72 square feet. In addition, Table C2 is modified to reduce the allowable number of freestanding signs from 18 to two (2). See Exhibit Y for the Project sign plan.





**INTERNAL TRAFFIC CIRCULATION**



**IMPERVIOUS COVER CALCULATIONS**

	S.F.	AC.
BUILDINGS	823,284	18.90
PAVEMENT	1,465,826	33.59
SIDEWALKS	89,734	2.06
<b>TOTAL</b>	<b>2,354,854</b>	<b>54.54</b>
LOT AREA =	4,031,042	92.54
<b>% IMPERVIOUS</b>		<b>58.9%</b>

**PARKING TABLE**

USE / REQ'D PARKING RATIO	FLOOR AREA (S.F.)	REQ'D PARKING
OFFICE / 1 PER 250 S.F.	43,000	172
WAREHOUSE / 1 PER 1,000 S.F.	780,522	780
ROBOTICS MEZZANINE / 1 PER 4,000 S.F.	3,018,345	754
<b>TOTAL REQ'D PARKING SPACES</b>		<b>1,706</b>

PARKING PROVIDED: 1,826 CAR  
242 TRAILER  
16 MOTORCYCLE

**LAND USE**

**PERMITTED:** ALL USES ALLOWED UNDER CL4 ZONING INCLUDING DISTRIBUTION/LOGISTICS CENTER AND OFFICE/WAREHOUSE

**MINIMUM LOT SIZE:** 0.50 ACRES

**MAXIMUM LOT SIZE:** 95 ACRES

**MAXIMUM BUILDING HEIGHT:** 96 FEET

**PUBLIC IMPROVEMENTS**

- 1 PFENNIG LANE EXTENSION - 100ft. R.O.W., 4 ~ 12ft LANES, 18ft MEDIAN FROM PECAN ST. TO NORTHWEST CORNER OF SITE
- 2 4 RIGHT TURN LANES (DECEL LANE) ON PECAN STREET AT PRIVATE DRIVEWAYS & PFENNIG LANE
- 3 LEFT TURN LANE & MEDIAN OPENING PECAN STREET
- 4 TRAFFIC SIGNALIZATION 2 LOCATIONS ON PECAN STREET
- 5 HOODED LEFT TURN LANE PECAN ST. TO PRIVATE DRIVE.

TRUCK TRAFFIC ANTICIPATED TO RUN TO / FROM SH-130 EXCLUSIVELY

PFLUGERVILLE E. COMMERCE DISTRIBUTION CENTER

**EXHIBIT 1:  
OVERALL SITE  
DEVELOPMENT & LAND  
USE PLAN**









NOTES:

- The bearings shown herein are referenced to the Texas Coordinate System of 1983, Texas Central Zone.
  - Coordinates and distances shown are Surface Values. Combined Scale Factor is 1.00011, scaled from the origin (0,0).
  - By scaling the surveyed tract onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) No. 48453C0290J, revised date 08/18/2014, the subject property is in ZONE A, ZONE X (unshaded). The Surveyor makes no representation as to the accuracy of said FIRM or that it is the most current published flood map.
- ZONE A, defined as special flood hazard areas without base flood elevation.
- ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain.
- The utility appurtenances shown herein include those visible at the time of the survey and are for general locative purposes only.
  - Surveyor has not identified any geological or environmental conditions in connection with the subject property and Surveyor fully disclaims any and all responsibility related to issues or claims related thereto or resulting there from.
  - The recorded easements, setbacks and encumbrances shown herein are from Schedule B of the commitment for title insurance issued by First American Title Insurance Company, GF No. NCS-982697-ATL, effective date October 11, 2019, issue date October 29, 2019. The Surveyor has relied on the completeness of the information described above and has made no independent investigation or search for this information.

7. Schedule B items:

- 10f. Easement: Texas Power & Light Company  
Purpose: Electric Transmission and/or distribution  
Recorded: June 20, 1941 in Volume 675, Page 358, of the Deed records, of Travis County, Texas. MAY AFFECT, CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION
- 10g. Easement: Texas Power & Light Company  
Purpose: Electric Transmission and/or distribution  
Recorded: July 18, 1950 in Volume 1075, Page 174, of the Deed records, of Travis County, Texas. MAY AFFECT, CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION
- 10h. Easement: Right of Way  
Purpose: Access  
Recorded: April 15, 1953 in Volume 1340, Page 27, of the Deed records, of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT
- 10i. Easement: Texas Power & Light Company  
Purpose: Easement and Right of Way for Electric Power Lines  
Recorded: April 26, 1965 in Volume 2943, Page 1688, of the Deed records, of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT
- 10j. Easement: Lone Star Gas  
Purpose: Right of Way Easement  
Recorded: January 31, 1966 in Volume 3077, Page 1329, of the Deed records, of Travis County, Texas. Volume 3077, Page 1329 appears to be a blanket easement. Referenced in Conveyance to Atmos Energy Corporation June 1, 2007, Recorded in Doc. No. 2007107540 O.P.R.O.C.T. DOES AFFECT SUBJECT TRACT, as shown hereon
- 10k. Easement: Water Supply Corp  
Purpose: Perpetual Easement  
Recorded: January 15, 1974 in Volume 4823, Page 1930, of the Deed records, of Travis County, Texas. MAY AFFECT SUBJECT TRACT, NOT PLOTTABLE (blanket easement)
- 10l. Easement: Southwestern Bell Telephone Company  
Purpose: Electric Distribution and Telephone Line  
Recorded: December 8, 1978 in Volume 6421, Page 1008, of the Deed records, of Travis County, Texas. MAY AFFECT SUBJECT TRACT, CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION
- 10m. Easement: City of Pflugerville  
Purpose: Right of Way Easement  
Recorded: February 7, 1996 in Volume 12618, Page 128, of the Real Property records, of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT
- 10n. Terms, conditions and stipulations contained in Agreement:  
Recorded: June 21, 1996, Volume 12720, Page 2021, Real Property Records, Travis County, Texas.  
Type: Access Easement. DOES NOT AFFECT SUBJECT TRACT
- 10o. Easement: Manville Water Supply Corporation  
Purpose: Waterline Easement  
Recorded: July 10, 2002 in County Clerk's File No. 2002126951, of the Official Public records, of Travis County, Texas. MAY AFFECT SUBJECT TRACT, CANNOT DETERMINE EXACT LOCATION FROM DESCRIPTION
- 10p. Easement: Travis County  
Purpose: Right of Way  
Recorded: October 5, 2007 in County Clerk's File No. 2007185113, of the Official Public records, of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT
- 10q. Easement: Travis County  
Purpose: Drainage Easement  
Recorded: October 5, 2007 in County Clerk's File No. 2007185114, of the Official Public Records records, of Travis County, Texas. DOES AFFECT SUBJECT TRACT, as shown hereon
- 10r. Easement: Travis County  
Purpose: Right of Way  
Recorded: October 5, 2007 in County Clerk's File No. 2007185117, of the Official Public records, of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT
- 10s. Easement: Travis County  
Purpose: Drainage Easement  
Recorded: October 5, 2007 in County Clerk's File No. 2007185118, of the Official Public records, of Travis County, Texas. DOES AFFECT SUBJECT TRACT, as shown hereon
- 10t. Terms, conditions and stipulations contained in License Agreement:  
Recorded: December 14, 2006, County Clerk's File No. 2009033831, Official Public Records, Travis County, Texas.  
Type: Temporary Construction Easement. DOES NOT AFFECT SUBJECT TRACT (Temporary construction easement terminated at completion of work)
- 10u. Terms, conditions and stipulations contained in Agreement:  
Recorded: December 14, 2006, County Clerk's File No. 2009033832, Official Public Records, Travis County, Texas.  
Type: Temporary Construction Easement. DOES NOT AFFECT SUBJECT TRACT (Temporary construction easement terminated at completion of work)
- 10v. Ordinance by the City of Pflugerville, annex approximately on property in the vicinity of the City of Pflugerville, as set out in instrument recorded in County Clerk's File No. 2013161427, of the Official Public Records of Travis County, Texas. DOES NOT AFFECT SUBJECT TRACT

NOTE: Affidavit of Non Production executed on December 26, 2008, filed under 2009007765 of the Official Public Records of Travis County, Texas.

LEGAL DESCRIPTION

BEING a 93.559 acre tract of land situated in the Sefrin Eiselin Survey No. 4, Abstract No. 265, Travis County, Texas being a portion of Tract 2 called to contain 101.72 acres and Tract 3 called to contain 97.5 acres in a Warranty deed to Timmerman & Hagn, Ltd recorded in Volume 8394, Page 544 of the Deed Records of Travis County, Texas and a portion of a 74.46 acre tract in a Special Warranty Deed with Vendor's Lien to Timmerman & Hagn, Ltd recorded in Volume 12720, Page 2014 of the Real Property Records of Travis County, Texas; said 93.559 acre tract of land being more particularly described by metes and bounds as follows with bearings referenced to the Texas Coordinate System of 1983, Central Zone:

COMMENCING at a 1/2" iron rod found on the Southwestern line of State Highway 130, for a corner of the remainder of said Tract 3 - 97.5 acres, thence along the southeastern line of said Tract 3 - South 27°40'39" West a distance of 1101.79 feet to a point and thence North 60°49'36" West a distance of 18.87 feet to a calculated point for the POINT OF BEGINNING for the Northeastern corner of the herein described tract of land;

THENCE: South 29°10'21" West a distance of 2186.05 feet across said Tract 3 to a calculated point on the Northeastern right of way of Pecan Street (R.O.W. Varies), for the southeastern corner of this herein described tract of land, from which a calculated point for the southeastern corner of said Tract 3 bears South 52°45'19" East a distance of 76.97 feet;

THENCE: North 52°45'19" West a distance of 723.92 feet along the Northeastern right of way of said Pecan Street to a calculated point for corner;

THENCE: Continuing along the Northeastern right of way of said Pecan Street, a curve to the left having a Delta angle of 77°8'53", a Radius of 1030.99 feet, an Arc length of 131.52 feet and a Chord bearing of North 55°41'20" West a distance of 131.53 feet to a calculated point for corner;

THENCE: North 59°20'46" West a distance of 560.45 feet continuing along the Northeastern right of way of said Pecan Street to a calculated point for corner for the Southeastern corner of the remainder of said Tract 2, the Southeastern corner of the remainder of the said 74.46 acre tract, for a corner of this herein described tract;

THENCE: North 60°22'07" West a distance of 223.78 feet continuing along the Northeastern right of way of said Pecan Street to a calculated point for corner;

THENCE: Continuing along the Northeastern right of way of said Pecan Street, a curve to the left having a Delta angle of 2°37'56", a Radius of 2424.39 feet, an Arc length of 111.38 feet and a Chord bearing of North 61°10'34" West a distance of 111.37 feet to a calculated point for corner;

THENCE: North 62°29'32" West a distance of 38.90 feet continuing along the Northeastern right of way of said Pecan Street to a calculated point for corner;

THENCE: North 15°54'20" West a distance of 65.58 feet across the remainder of the said 74.46 acre tract to a calculated point for corner for the Southwestern corner of the herein described tract of land;

THENCE: North 23°37'04" East a distance of 51.21 feet across the remainder of the said 74.46 acre tract to a point for corner;

THENCE: North 21°59'52" East a distance of 1976.38 feet continuing across the said 74.46 acre tract to a calculated point for the Northwestern corner of the herein described tract from which a 1/2 inch iron rod found for the Northwestern corner of a called 50 acre tract of land to Timmerman & Hagn, Ltd in Volume 8394, Page 544, the same being the Northwestern corner of the Timmerman & Hagn, Ltd -0.517 acre tract as described in Document No. 2010129655, Official Public Records of Travis County, Texas and the Westernmost Southwestern corner of the Timmerman & Hagn, Ltd remainder of a 236.03 acre tract as described in Document No. 2004025617 of the Official Public Records of Travis County, Texas bears North 2°45'34" East a distance of 1570.47 feet and North 65°06'26" West a distance of 1062.61 feet;

THENCE: South 60°49'36" East a distance of 2080.26 feet across the said 74.46 acre tract and said Tracts 2 and 3 to the POINT OF BEGINNING and CONTAINING an area of 93.559 acres of land.

SURVEY NOTES:

- Note 1: The subject property has access to public utilities from the public streets adjacent to the subject property.  
a. Overhead Electric  
b. Underground Electric  
c. Storm Sewer Manhole
- Note 2: The subject property abuts, without gaps gores or strips, and has vehicular and pedestrian ingress to and egress from Pecan Street, which is a completed, dedicated and accepted public right of way. The subject property does not abut, without gaps, gores or strips, an access easement through which the subject property has both vehicular and pedestrian ingress and egress.
- Note 3: The legal description on and depiction of the subject property contained in the survey described and depict the same property described in the legal description contained in that certain Title Commitment/Preliminary Report issued by First American Title Insurance Company on October 21, 2019 under Order No. NCS-982697-ATL. There are no visible:  
(i) height or bulk restrictions, setback lines, parking requirements, party walls, encroachments or overhangs of any improvements upon any easement, right-of-way or adjacent land or encroachment of the improvements located on adjacent land onto the subject property, other than as noted on the Encroachment Table; or  
(ii) easements, rights-of-way, party walls, or building structures or other improvements, conflicts, officially designated 100 year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds, lakes, cemeteries or burial grounds.
- Note 4: [Except as shown on the survey,] the subject property does not serve any adjoining property for utilities, drainage, structural support or ingress or egress.
- Note 5: The legal description on and depiction of the subject property contained in the survey described and depict the same property described in the legal description contained in that certain Title Commitment/Preliminary Report issued by First American Title Insurance Company on October 21, 2019 under Order No. NCS-982697-ATL.
- Note 6: The record description of the subject property forms a mathematically closed figure.
- Note 7: There is no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- Note 8: No portion of the Property lies within a public or private roadway.

ZONING NOTES:

Zoning notes were provided to the surveyor by The Planning & Zoning Resource Company. Dated October 28, 2019.

Proposed zoning: CL4 SH130 Urban Corridor District

Building Set-Back Lines  
Front/Street Side: 15 ft. or 30 ft. Landscaped across from single family residential zoning  
Side: 5 ft. or 0 ft. or 50 ft. Landscaped abutting single family residential zoning.  
Rear: 10 ft. or 50 ft. Landscaped abutting single family residential zoning.

Building Size  
Maximum Building Height or Stories: 60 feet

Building Site Area Requirements: None

Density  
Maximum Building Coverage: 85% (823,173 / 4,084,752) = 0.2 or 20%  
Maximum Impervious Coverage: 80%  
Approximate Building Footprint: 823,173 sq. ft.

Parking  
Parking Space Formula:  
Warehouse: 1 Space per 1,000 sq. ft. of gross floor area  
823,173/1,000 = 823

Parking Spaces Required: 823  
Proposed Parking Spaces: 1,813

CERTIFICATION

To Seefried Industrial Properties, Inc., First American Title Insurance Company, Timmerman Hagn, Ltd. (seller) and their respective affiliates, successors and assigns; This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for the ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items of Table A.1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, 19, 20 and 21.

Drawing Date: October 22, 2019  
Revised Date: October 29, 2019  
Revised Date: November 1, 2019



Rex L. Hackett  
Registered Professional Land Surveyor No. 5573  
email: rhackett@jonescarter.com



ALTA/NSPS  
LAND TITLE SURVEY  
BEING  
93.559 ACRES  
OUT OF THE  
SEFRIN EISELIN SURVEY, NO. 4  
CITY OF PFLUGERVILLE,  
TRAVIS COUNTY, TEXAS  
NOVEMBER 2019





October 31, 2019

Project Charm  
Pflugerville, TX

RE: Unified development code 9.5 Architectural Provisions for Industrial Structures

To Whom it may concern:

CESO, Inc. is pleased to submit this letter regarding the Architectural Standards for Industrial Structures. The below sections indicate how Project Charm aligns with the current Provisions. Alignment is shown in **RED** while deficiencies are shown in **BLUE** text along with potential corrective action.

9.5.2. A - Materials Required:

Exterior of the building consists of three main building materials:

- Insulated Concrete tilt panels (40%)
- Insulated Metal panels (55%)
- Fenestrations including Storefront glazing/ Overhead doors and man doors (5%).

Utilizing the three main materials the building consists of a base (Insulated Concrete tilt panels) and Body (Insulated Metal panels) and cap (Color accented Insulated Metal panels). The building masses are broken up using color variations and surface undulation both vertically and horizontally.

9.5.3 Architectural Details:

A. Buildings or multitenant buildings over 100,000 square feet shall include a minimum of six of the referenced architectural elements: Element in **RED** text are included in Project Charm

- 1 Canopies, awnings, or porticos; Porticos **are used**.
- 2 Arcades; **The front façade at the main entry mimics a blind, or flush, arcade. This breaks up the scale of the main entry and pedestrian area.**
- 3 Pitched roof forms;
- 4 Arches;
- 5 Pedestrian space per Section 9.5.3 E; **Provided – refer to section 9.5.3 E**
- 6 Minimum of 10% fenestration on primary facades; Primary
- 7 Architectural details (such as tile work and moldings) integrated into the building facade; **The building hosts multiple details from textured concrete surfaces to wave metal panels.**
- 8 Articulated ground floor levels or base; **Provided – refer to section 9.5.3 D**
- 9 Articulated cornice line; **Provided – Refer to color elevations. The articulation occurs with a change in color.**
- 10 Integrated planters or wing walls that incorporate landscape and sitting areas;
- 11 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; **Provided – Refer to color elevations and Section 9.5.2 A Above.**

- 12 Other architectural features approved by the Administrator or designee. **The main entry feature is a reduced scale area that is approachable from the employee point of view. The entry area hosts multiple elements that make it interesting and vibrant. Please refer to the elevations and Perspective view.**

## B. 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. **Noted.**

## C. Facade Finish

All nonresidential buildings shall be architecturally finished on all four sides with same materials, detailing, and features. **Complies**

## D. Articulation Standards

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. **Complies**

### 1. Horizontal Articulation

- a. The total length of all façade walls in a single plane shall not exceed 60 percent of the total façade length without a horizontal wall offset a minimum of two (2) feet in depth and ten (10) feet in length parallel to the average façade plane. Regardless of façade length, all primary facades shall have at least one horizontal wall offset of a projection or recess.
  - East Side **COMPLIES**
    1. Total façade length 627'-8"
    2. Three Steps in Façade greater than 2 foot in depth and greater than 10 Feet in length.
    3. Longest portion of façade is 58% of total façade length
  - West Side
    1. Total façade length 627'-8"
    2. Four Steps in Façade greater than 2 foot in depth and greater than 10 Feet in length.
    3. Longest portion of façade is 57% of total façade length
  - South Side **COMPLIES**
  - North Side **COMPLIES**
- b. Single-use or multitenant buildings between 15,000 -and 49,000 square feet in size shall provide horizontal wall projections and/or recesses, a minimum offset of five (5) feet in depth and fifteen (15) feet in length parallel to the average façade plane at all building entrances fronting public right-of-way and along a primary façade. **DOES NOT APPLY.**
- c. Single-use or multitenant buildings equal to or more than 50,000 square feet in gross floor area shall provide horizontal wall projections and/or recesses, at a minimum offset of ten (10) feet in depth and thirty (30) feet in length parallel to the average façade plane at all customer entrances fronting a public right-of-way and along a primary façade.
  - South Side (Main Entrance) **COMPLIES.**
    1. The main entry area fronting E Pecan St. is roughly 472' in length parallel to the average façade and projects a depth of 90' from the average façade.



2. Vertical Articulation

- a. Regardless of the façade length, all primary facades shall have at least one vertical elevation change without a vertical roof-line offset a minimum of two (2) feet in height and ten (10) feet in length. **ALL ELEVATIONS COMPLY.**
- b. Flat roofs with a parapet wall are permitted, provided the roofline meets the vertical articulation requirements. **VERTICAL ARTICULATION REQUIREMENT HAS BEEN MET.**

E. Building Entrance Standards

1. Single-use or multitenant buildings over 50,000 square feet in size shall provide clearly defined, highly visible building entrances with the integration of awnings or similar architectural feature, fronting public right-of-way or along a primary façade. **Complies**

2. Single-use or multitenant buildings over 50,000 square feet in size shall have outdoor plazas, courtyards, or other pedestrian spaces at their main entrances.

a. Minimum size of pedestrian space shall be one (1) square foot of space per 100 square feet of building floor area. **Project Charm is roughly 3.8 Million Square feet in area and provides over 38,000 s.f. of pedestrian space at the main entry side of the building. Project Charm Complies.**

b. All pedestrian spaces shall incorporate at least four (4) of the following:

- 1. Decorative landscape planters or wing walls that incorporate Landscape Areas. **Comply**
- 2. Pedestrian scale lighting, bollard, or other accent lighting.
- 3. Special paving, such as colored/stained and sealed concrete, stamped concrete, brick or other unit paver.
- 4. Public art with a valuation of at least .05% of the total construction cost.
- 5. Seating such as benches, tables with attached seats, or low seating walls. **Comply. Covered seating is provided in the form of drop off and pickup shelters.**
- 6. Architectural water structures, features, or fountains.
- 7. Other amenity approved by the Planning Director. **Pedestrian Scaled entry areas that break down the massive building size to a pedestrian scale.**

**Project Charm is deficient by one element in this section. We may need to add Special paving in select areas.**

F. Canopy Standards

The following provisions apply to canopies associated with service stations, drive thru facilities and other auto-oriented canopies. **Does not apply.**

G. Drive – Thru

**Does not apply.**

H. Overhead Doors

- 1. Overhead doors shall not be located closer than 50 feet to a conforming residential lot. **Comply**

2. Overhead doors shall be oriented to the side or rear of the structure and not front or face a public right-of-way or public street with the following exceptions:
  - a. An automotive use with a maximum of four (4) single, service bays may orient toward a public street only when structural awnings of at least 3' 10" are provided over the extent of the overhead doors, or equivalent structural projections are provided in front of the overhead doors to reduce the visual impact of the service bays from the street.
  - b. When physical site constraints prevent such orientation, the Planning Director may consider alternatives when screened in accordance with Subchapter 11.

Project charm will have overhead doors that face the future Pfennig Lane. Landscaping Buffers will be provided to conceal the overhead doors.

#### I. Loading Docks

1. Loading docks shall not be located closer than 50 feet to a conforming residential lot. **Comply**
2. Loading docks shall be oriented to the side or rear of buildings, and oriented to not front the public right-of-way, a public street, major drive aisle, or patron parking lot. **Project charm will have overhead doors that face the future Pfennig Lane. Landscaping Buffers will be provided to conceal the overhead doors.**
3. Screening shall be in accordance with Subchapter 11. **Comply**
4. When physical site constraints prevent such orientation, the Planning Director may consider alternatives when screened in accordance with Subchapter 11. **Does Not Apply**

#### J. Roof Treatment

1. Parapets shall be used to conceal roof-mounted mechanical equipment on all sides. **We will provide a site line study to show compliance.**
2. Where overhanging eaves are used, overhangs shall be no less one (1) foot beyond the overhanging walls. **Does Not Apply**
3. Roof Type and Material Standards. Tile, metal or asphalt shingles (laminated 320 pound 30-year architectural grade asphalt shingles or better) shall be the dominant roof material. Any other roofing material not stated shall not be permitted unless approved by the Planning Director. **Does Not Apply**

#### K. Architectural Waiver

The Planning Director or the Planning and Zoning Commission may grant a waiver for a reduction in the architectural standards in this section in accordance with Subchapter 3

Should you have any further questions, please do not hesitate to call me.

Respectfully,

A handwritten signature in blue ink, appearing to read "B. Riha". The signature is fluid and cursive, with the first name "B." and the last name "Riha" clearly distinguishable.

**Benjamin Riha, AIA**  
Architectural Project Manager

Enclosures: BLR, JSB











