

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 874-07-04-10 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING AN AMENDMENT TO A SPECIAL DISTRICT FOR LIGHT INDUSTRIAL USES FOR APPROXIMATELY 4.797 ACRES, LOT 3A OF THE RENEWABLE ENERGY PARK SUBDIVISION, PFLUGERVILLE, TX, LOCALLY ADDRESSED 3709 HELIOS WAY, TO BE KNOWN AS THE EIEIO SPECIAL DISTRICT ARCHITECTURAL AMENDMENT. (SD13013-01), AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, this ordinance amends Ordinance No 1126-12-12-1 to reflect the originally approved Exhibits "A" and "B" and update the conditions outlined in Exhibit "C"; and

WHEREAS, the Planning and Zoning Commission held a public hearing on April 1, 2013 and approved the architectural amendment to the Special District for the proposed light industrial use on the subject tract.

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

The City Council finds:

THAT, the zoning amendment is in accordance with the City's Comprehensive Plan for the purpose of promoting the health, safety, morals and general welfare of the City, and is in accordance with the 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 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

I.

Miscellaneous.

THAT, the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 874-07-04-10, as amended, to apply the Special District to the Corridor

Urban Center Level 5 base zoning district of the property described as Lot 3A of the Renewable Energy Park Subdivision, approximately 4.797 acres in Pflugerville, TX as shown in Exhibit A.

The property described above may be developed and used in accordance with regulations established by this Special District, as applicable in Exhibits B "Site Layout" and Exhibit C "Conditions," and all other applicable ordinances of the City of Pflugerville, Texas.

II.

Severability.

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

III.

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 _____, 2012.

CITY OF PFLUGERVILLE,
TEXAS

by:

JEFF COLEMAN, Mayor

ATTEST:

KAREN THOMPSON, City Secretary
APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

APPROXIMATELY 4.797 ACRES, LOT 3A OF THE RENEWABLE ENERGY PARK SUBDIVISION, PFLUGERVILLE, TX.

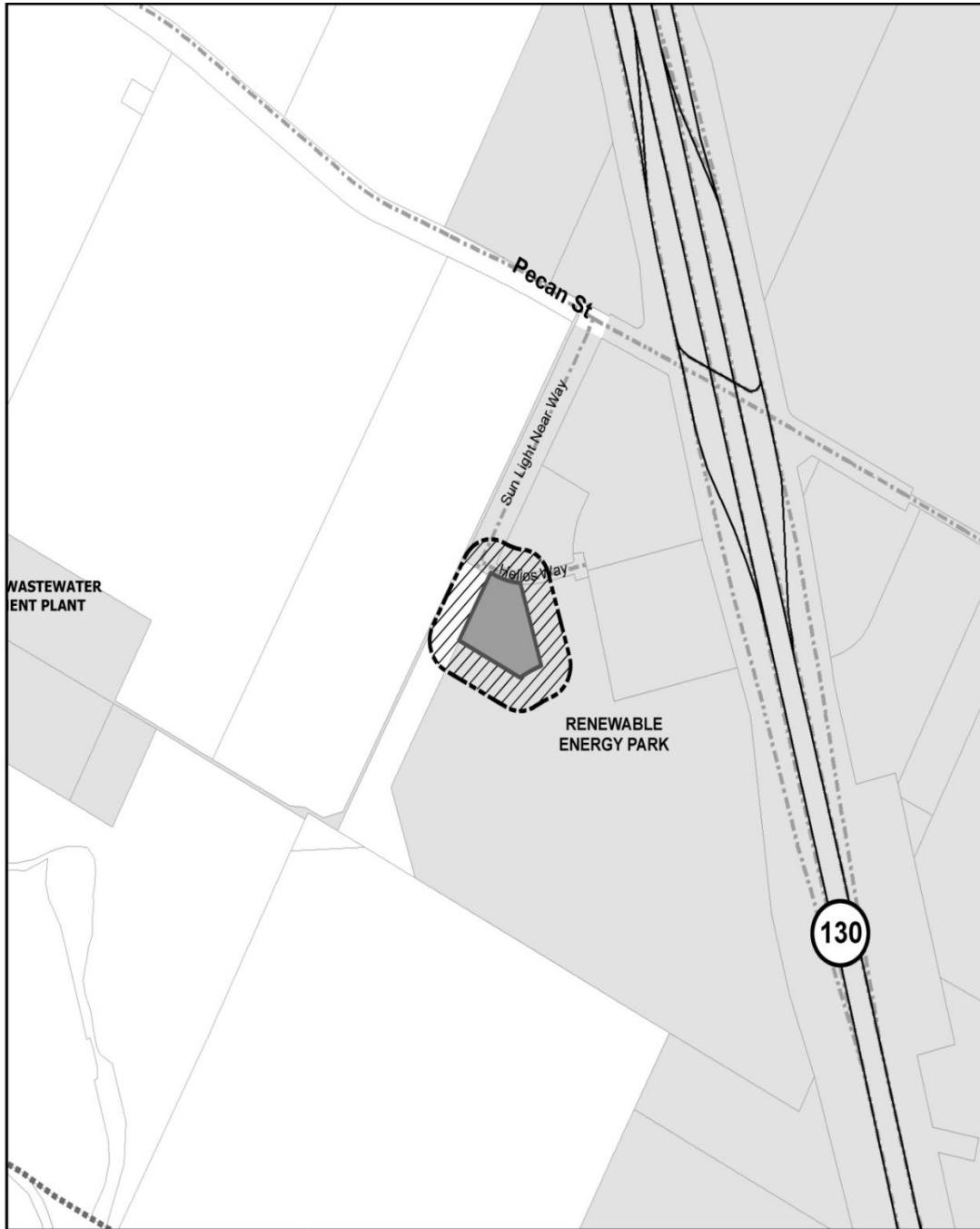
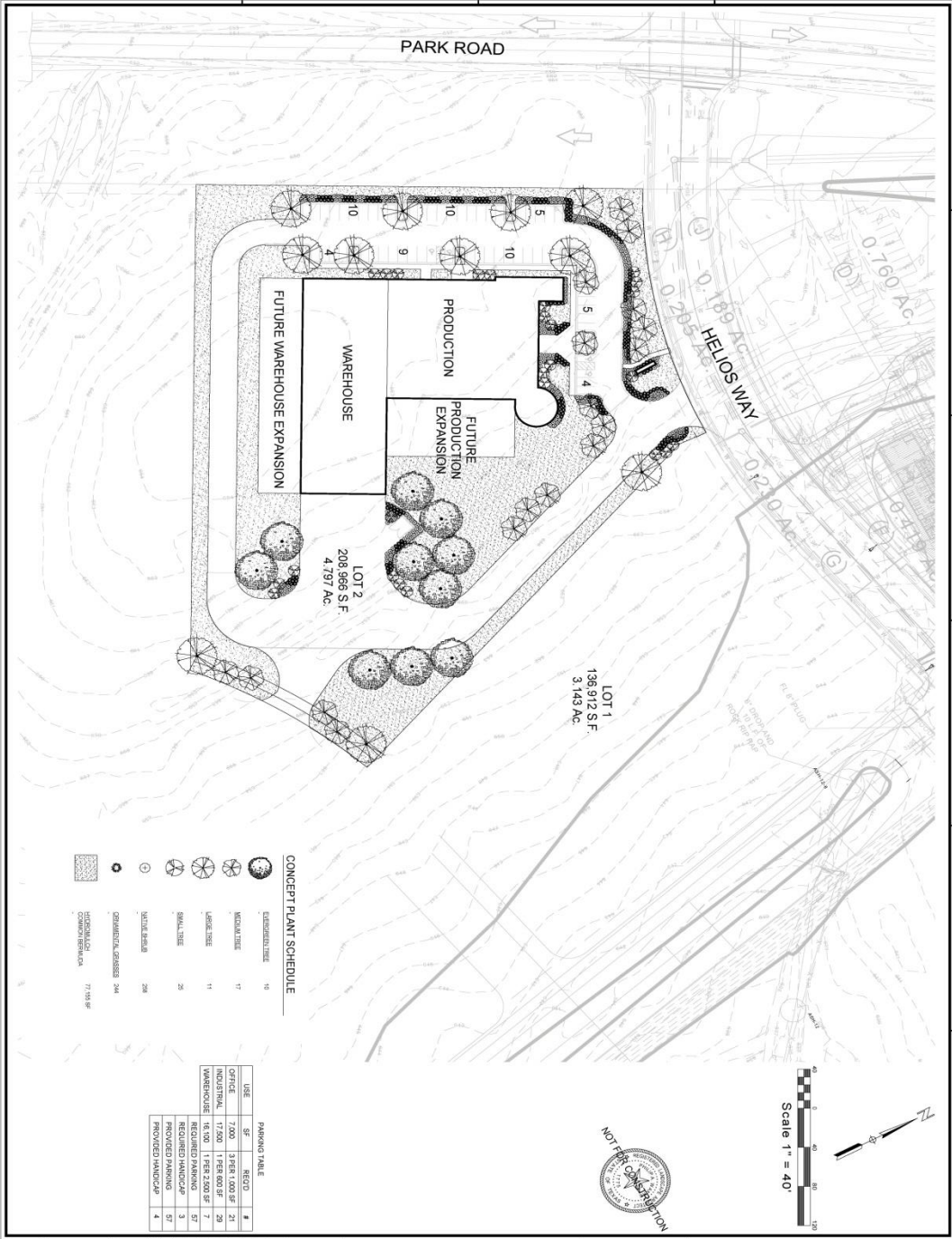


EXHIBIT "B"

SITE LAYOUT:

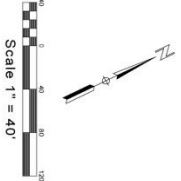


CONCEPT PLANT SCHEDULE

CONCEPT	AREA (S.F.)
INDUSTRIAL	16
OFFICE	17
WAREHOUSE	14
SMALL TREE	28
LARGE TREE	28
ORNAMENTAL GRASSES	24
ORNAMENTAL TREES	77,353 SF
CONCEPT PLANT SCHEDULE	

PARKING TABLE

USE	SF	REQ'D	#
OFFICE	7,000	3 PER 1,000 SF	21
INDUSTRIAL	17,200	1 PER 600 SF	29
WAREHOUSE	10,100	1 PER 2,000 SF	5
REQUIRED PARKING			55
PROVIDED PARKING			52
PROVIDED PARKING*			4



<p> EIEIO INC. Pflugerville Renewable Energy Business Park Pflugerville, Tx. </p>	<p> Catalyst Engineering Group 1108 Vandeventer Circle Pflugerville, Texas 78660 Voice: (512) 657-2210 Fax: (512) 251-5091 </p>	<p> SHEET NUMBER: LS-1 DATE: 10.08.12 PROJECT: PRELIMINARY LANDSCAPE PLAN CLIENT: EIEIO INC. </p>
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EXHIBIT “C”

CONDITIONS:

Site Development Standards- Subchapter 9 shall apply to all uses and structures in the Corridor Overlay Districts unless otherwise stipulated in this Subchapter and below:

- (a) Articulation Standards. Industrial uses permitted within the corridor are exempt from articulation requirements, except as required in conjunction with the establishment of Special District.

- (b) Primary masonry materials shall comprise 40% or more of all exterior walls of structures other than single-family detached residential structures and related accessory structures. For the purpose of this section, Masonry shall be limited to clay brick, natural and manufactures stone, tiltwall concrete panels, stucco, and insulated embossed architectural metal panels. Additionally, architectural concrete block, and sealed and painted concrete block may not exceed 40% of all exterior walls on the first two stories. Other such materials including exterior insulation and finish systems (EIFS), Hardiplank, insulated architectural corrugated metal panels or similar materials may not exceed 15% of all exterior walls on the first two stories.