

Exhibit C

ORDINANCE NO. 1091-11-10-25

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 A SPECIAL DISTRICT FOR LIGHT INDUSTRIAL USES FOR APPROXIMATELY 15 ACRES OUT OF THE W. CALDWELL SURVEY NO. 66, ABSTRACT 162, PFLUGERVILLE, TX, GENERALLY LOCATED NEAR THE SOUTHWEST CORNER OF SH 130 AND E. PECAN STREET, TO BE KNOWN AS THE PROJECT JERSEY SPECIAL DISTRICT. (SD1108-01), 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; and

WHEREAS, the Planning and Zoning Commission held a public hearing on September 19, 2011 and approved the Special District with conditions for a 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 approximately 15 acres out of the W. Caldwell Survey No. 66, Abstract 162, 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, 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 25 day of October, 2011.

CITY OF PFLUGERVILLE,
TEXAS

by:




JEFF COLEMAN, Mayor

ATTEST:



KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

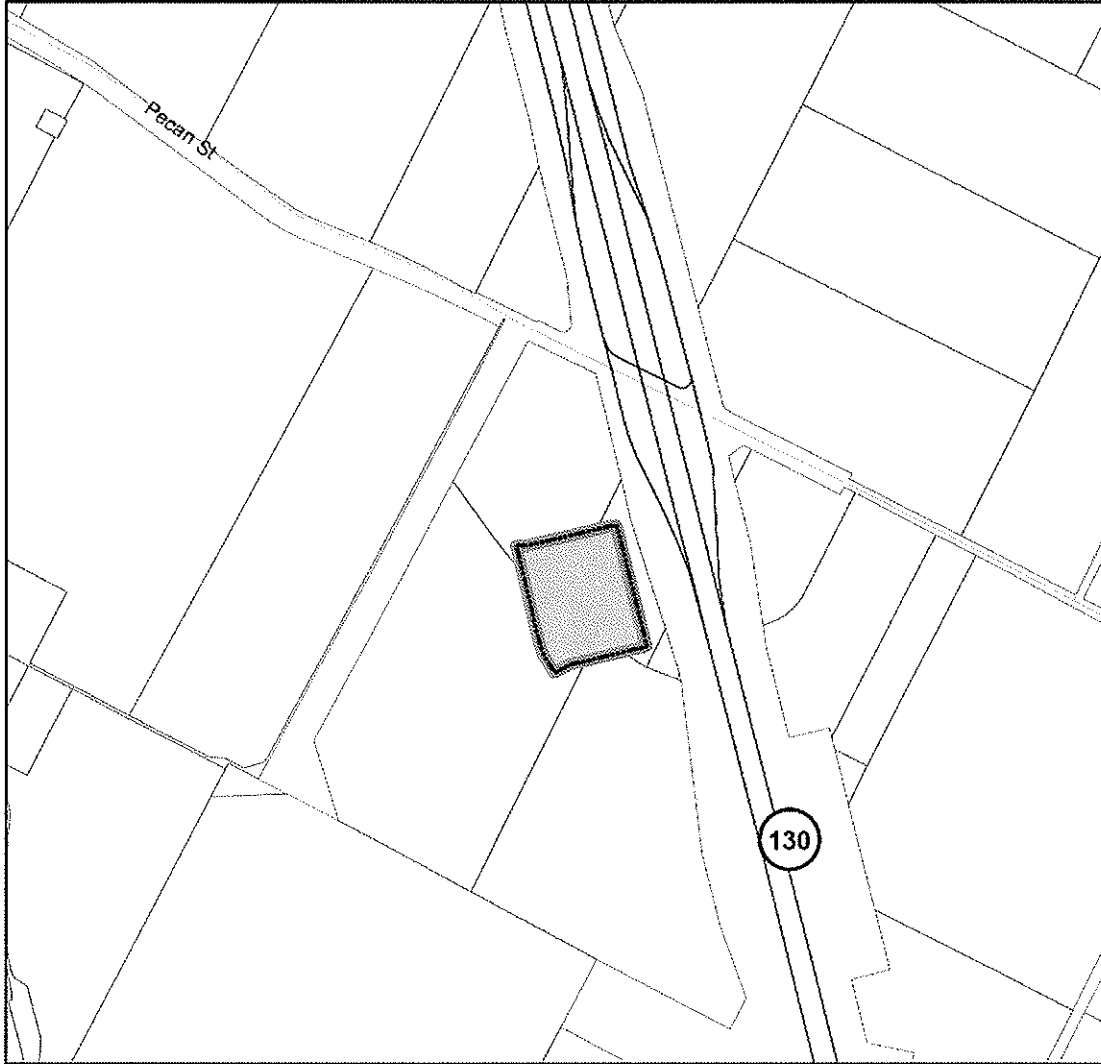


City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

APPROXIMATELY 15 ACRES OUT OF THE W. CALDWELL SURVEY NO. 66,
ABSTRACT 162 PFLUGERVILLE, TX.



CONDITIONS:

- Primary Facades shall be oriented to public right-of-ways, while the truck courts be shielded from view with the use of wing walls
- Meet minimum architectural standards for industrial structures per Subchapter 9, Section G.
- Provide a minimum of 15% accent materials on the primary facades (facing public R.O.W's) other than tilt wall.
- Meet minimum landscape area and planting requirements per Subchapter 5 for light industrial standards.
- Meet minimum parking standards for Light Industrial Service per Subchapter 10.
- Meet minimum site lighting standards per Subchapter 13.
- Outdoor storage is limited to the storage of trailers in the designated truck court area shielded from view by the use of wing walls.