

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

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 913-07-10-09 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIFIC USE PERMIT FOR PROPOSED OFFICE/WAREHOUSE AND INDUSTRIAL USES (LIGHT) USES ON AN APPROXIMATE 87.520-ACRES TRACT OF LAND OUT OF THE WILLIAM CALDWELL SURVEY ABSTRACT NO. 162 ZONED URBAN CORRIDOR LEVEL 4 (CL4) DISTRICT, LOCATED GENERALLY SOUTH OF THE 130 COMMERCE CENTER, WEST OF SH 130, AND NORTH OF CAMERON ROAD TO BE KNOWN AS THE 15000 CAMERON ROAD SPECIFIC USE PERMIT (2022-5-SUP); 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 October 3, 2022, 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, with a 6-0 vote, of the Specific Use Permit for an Office/Warehouse and Industrial Uses ( Light) uses on the subject site with conditions as provided in **Exhibit C**; 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. 913-07-10-09, as amended, to apply the Specific Use Permit to the Urban Corridor Level 4 (CL4) district of the property, which is described as an approximate 87.520-acres tract of land out of the William Caldwell Survey Abstract No. 162, located generally south of SH 130 Commerce Park, West of SH 130 and North of Cameron Rd, located within Pflugerville, Travis County, Texas as shown in **Exhibit A**.

**SECTION 4.** Conditions Accepted by the Applicant: The property described herein may be developed and used in accordance with conditions established by this Specific Use Permit as provided in **Exhibit C**, and all applicable ordinances of the City of Pflugerville, Texas, which are incorporated herein; and the applicant, owner and grantee's have accepted the terms thereof, all of which are required by chapter 157, Subchapter 3 of the Unified Development Code.

**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 \_\_\_\_\_, 2022.

CITY OF PFLUGERVILLE, TEXAS

by:

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

ATTEST:

\_\_\_\_\_  
TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

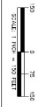
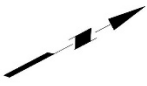
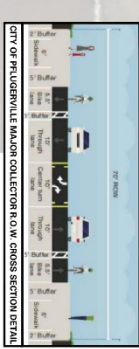


# Exhibit B



**CAMERON RD SUMMARY TABLE**

CONCEPT PLAN	DATE	BY	CHECKED
CONCEPT PLAN	11/11/2010	J. J. LANEAN	J. J. LANEAN
CONCEPT PLAN	11/11/2010	J. J. LANEAN	J. J. LANEAN
CONCEPT PLAN	11/11/2010	J. J. LANEAN	J. J. LANEAN



**DRAFT**

**LANEGAN**  
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 4905 N. Market Street, Suite 119  
 Fayetteville, AR 72703  
 Phone: (479) 242-1100 Fax: (479) 242-1101  
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**15000 CAMERON RD (EASTGROUP)**

**CONCEPT PLAN**

**CP-02**

Project No. 131019900

### Exhibit C

<b>Item</b>	<b>Conditions of Approval</b>	<b>Purpose</b>
<b>1</b>	That the truck court area be oriented inwards towards the 130 Commerce Park and the front-facing facade oriented towards the public park or public street, when possible	To help screen the truck court and ensure compatibility with the less intense use to the south
<b>2</b>	If the truck court orients towards the park to the south or can be seen from public right-of-way there shall be a minimum 3ft berm and a vegetative buffer consisting of 4 evergreen trees and 15 evergreen shrubs per 100 linear feet. Trees shall be planted at a size to provide immediate screening of the truck court.	To give the development some flexibility while still maintaining proper screening to ensure compatibility with the less intense use to the south
<b>3</b>	Wing wall as required by the UDC in subchapter 11.8	To ensure proper screening of the truck court area
<b>4</b>	No outdoor storage	To ensure consistency across the SH 130 Commerce Park and ensure compatibility with the park to south.