

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 LOT 3F OF THE RENEWABLE ENERGY PARK REPLAT OF LOT 3F, CONSISTING OF APPROXIMATELY 24.393-ACRES ZONED URBAN CENTER CORRIDOR LEVEL 5 (CL5) DISTRICT LOCATED GENERALLY SOUTH OF THE HELIOS WAY, WEST OF IMPACT WAY, AND EAST OF SUN LIGHT NEAR WAY TO BE KNOWN AS THE LOT 3F SPECIFIC USE PERMIT (2022-4-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 July 18, 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 7-0 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 Center Corridor Level 5 (CL5) district of the property, which is described as Lot 3F of the Renewable Energy Park Replat of Lot 3F an approximate 24.393-acres of land located generally south of Helios Way, West of Impact Way and East of Sun Light Near Way, 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 development regulations established within the Unified Development Code for a Research and Development Center as previously permitted by Ord No. 1146-13-60-11, and conditions for Office/Warehouse and Industrial Uses (Light) land uses established by this Specific Use Permit, as provided in **Exhibit C**, and all applicable ordinances of the City of Pflugerville, Texas.

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:

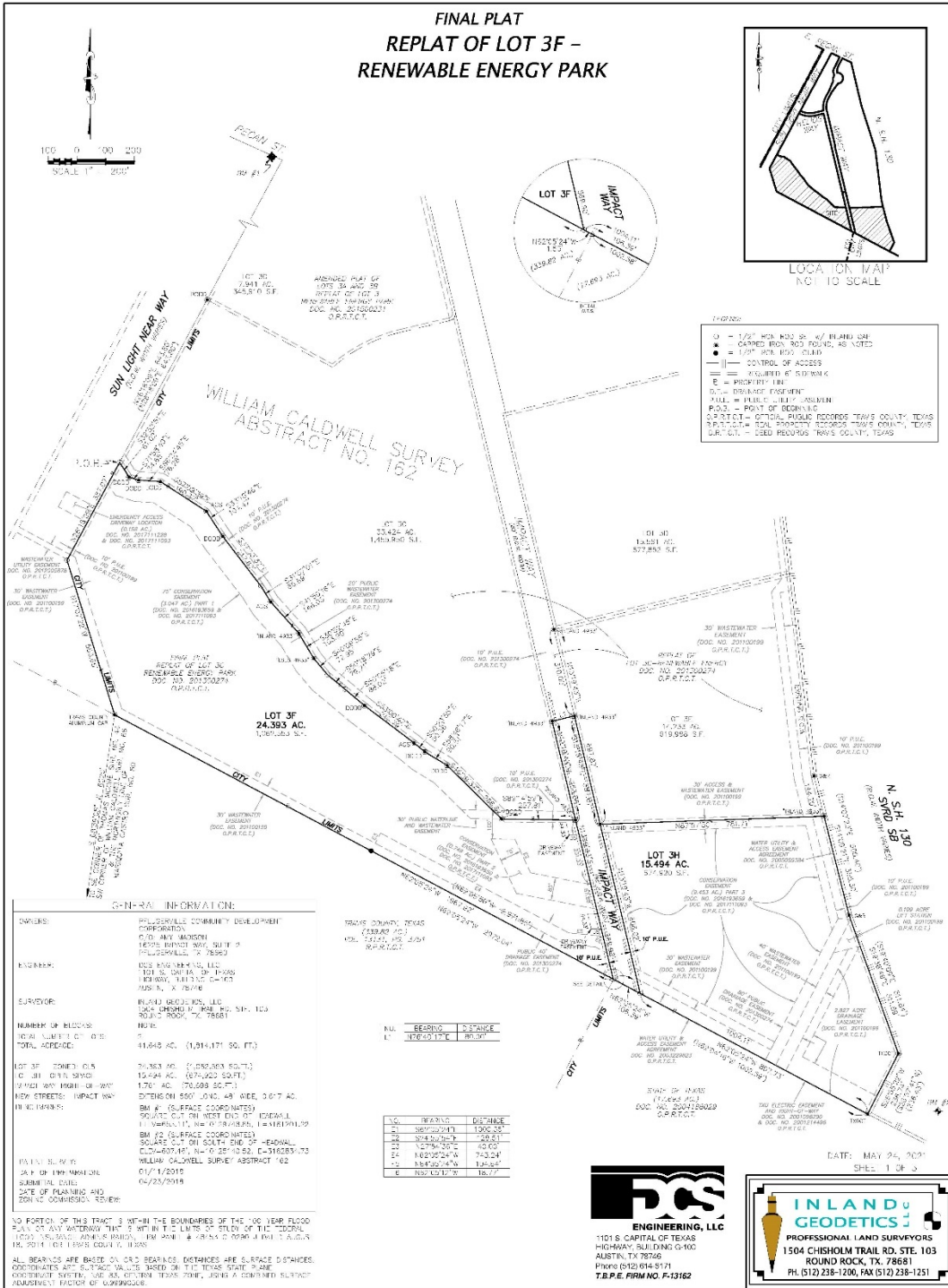
TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"

FINAL PLAT REPLAT OF LOT 3F - RENEWABLE ENERGY PARK



- LEGEND
- = 1/2" HOLES FOR 3/4" x 47' HUBLINE USE
 - = CAPPED IRON ROD PINS, AS NOTED
 - = 1/2" HOLES FOR 1/2" PINS
 - = CONTROL OF ACCESS
 - = RIGHT-OF-WAY
 - = PROPERTY LINE
 - = DISTANCE EASEMENT
 - = PUBLIC UTILITY EASEMENT
 - = RIGHT OF REDEMPTION
 - = OFFICIAL PUBLIC RECORDS TEXAS COUNTY TEXAS
 - = REAL PROPERTY RECORDS TARRANT COUNTY, TEXAS
 - = DEED RECORDS TARRANT COUNTY, TEXAS

GENERAL INFORMATION:

OWNER: PULPWOOD COMMUNITY DEVELOPMENT CORPORATION
C/O BRYAN ANDERSON
16250 DUNN RD, SUITE 100
PULPWOOD, TX 75686

ENGINEER: DCS ENGINEERING, LLC
101 S. DALLAS ST. F-100
AUSTIN, TX 78701
AUSTIN, TX 78701

SURVEYOR: RICHARD BROWN, LLC
3615 CHURCH ROAD, SUITE 100
SOUTH ROCK, TX 78681

NUMBER OF BLOCKS: 5

TOTAL ACRES: 41,887 AC. (1,914,171 SQ. FT.)

LOT 3F TOTAL ACRES: 24,393 AC. (1,062,363 SQ. FT.)

LOT 3F TOTAL SQUARE FEET: 1,062,363 SQ. FT.

NEW STREETS IMPACT WAY: SUN LIGHT LOOP HWY

PLAT SURVEY: S.A.P. OF IMPROVEMENTS
SUBMITTED: 06/25/2018
DATE OF PLANNING AND ZONING COMMISSION REVIEW: 06/25/2018

NO.	BEARING	DISTANCE
1	N 12° 10' 12" E	101.30'

NO.	BEARING	DISTANCE
1	S 89° 52' 24" E	130.00'
2	S 89° 52' 24" E	130.00'
3	S 27° 58' 20" E	42.00'
4	S 82° 22' 4" W	73.24'
5	S 84° 50' 4" W	134.64'
6	N 82° 02' 12" W	18.77'

DCS ENGINEERING, LLC
1101 S. CAPITAL OF TEXAS
HIGHWAY, BUILDING G-100
AUSTIN, TX 78705
Phone (512) 614-9171
T.B.P.E. FIRM NO. F-13162

INLAND GEODETICS
PROFESSIONAL LAND SURVEYORS
1504 CHISHOLM TRAIL RD. STE. 103
ROUND ROCK, TX 78681
PH. (512) 238-1200, FAX (512) 238-1251

DATE: MAY 24, 2018
SHEET: 1 OF 3

FINAL PLAT REPLAT OF LOT 3F - RENEWABLE ENERGY PARK

FOR DESCRIPTION:

DESCRIPTION OF A PLAT AREA (SOUTH 1/4 QUARTER, 10000, 1842, OF LAND 3 ACRES IN THE BELLEVUE PLANNED SUBDIVISION, SEC. 10, IN TARRANT COUNTY, TEXAS, BEING A LOT 3F OF REPLAT OF LOT 3C - RENEWABLE ENERGY PARK ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2004-0204 OF THE PUBLIC PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, BEING A PLAT OF A SUBDIVISION OF LAND BEING MORE PARTICULARLY DESCRIBED BY MAPS AND SURVEYS AS TO BE:

BEING AT A CORNER 100' AND 200' MARKED PLAIN 1842, BEING THE EASTERN BOUNDARY LINE OF SAID 100' MARKED POINT OF ANY OTHER SURVEY, SAME BEING IN THE EASTERN BOUNDARY LINE OF THE CALLED "SAGE SPRING" TRACT OF LAND CONVEYED TO TEXAS COUNTY BY INSTRUMENT RECORDED IN DOCUMENT NO. 1912-0212 OF THE PUBLIC PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, BEING THE SOUTHWESTERN CORNER OF SAID LOT 3C, BEING THE NORTHEASTERN CORNER OF SAID LOT 3F, FROM THE POINT OF BEGINNING OF THE PUBLIC DESCRIBED TRACT, AND FROM WHICH A CORNER 100' MARKED POINT BEING THE EASTERN BOUNDARY LINE OF SAID 100' MARKED POINT OF ANY OTHER SURVEY, SAME BEING THE SOUTHWESTERN CORNER OF LOT 3C OF SAID REPLAT OF LOT 3C - RENEWABLE ENERGY PARK ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2004-0204 OF THE PUBLIC PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, BEING A PLAT OF A SUBDIVISION OF LAND BEING MORE PARTICULARLY DESCRIBED BY MAPS AND SURVEYS AS TO BE:

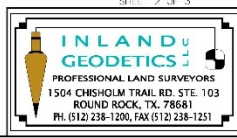
THESE, BEING THE EASTERN BOUNDARY LINE OF SAID REPLAT OF LOT 3C - RENEWABLE ENERGY PARK, WITH THE COMMON BOUNDARY LINE OF SAID LOT 3C, SAID LOT 3F, THE FOLLOWING POINTS (A) CORNERS:

- 1) A CORNER 100' FOR A DISTANCE OF 100.00 FEET TO A CORNER 100' MARKED POINT FOR AN ANGLE POINT OF THE PUBLIC DESCRIBED TRACT.
- 2) A CORNER 100' FOR A DISTANCE OF 100.00 FEET TO A CORNER 100' MARKED POINT FOR AN ANGLE POINT OF THE PUBLIC DESCRIBED TRACT.
- 3) A CORNER 100' FOR A DISTANCE OF 100.00 FEET TO A CORNER 100' MARKED POINT FOR AN ANGLE POINT OF THE PUBLIC DESCRIBED TRACT.
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NOTES:

- 1. THIS PLAT LIES WITHIN THE CITY OF FLEISHERVILLE, TARRANT COUNTY, TEXAS.
- 2. SHALL AND HAS BEEN OR SHALL BE PROVIDED BY THE CITY OF FLEISHERVILLE, TEXAS. IN THIS SUBDIVISION SHALL BE DEVELOPED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- 3. A 10' PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE LAYED ALONG ALL STREET FRONTAGE.
- 4. ALL VEHICLES OPERATED ON THE PUBLIC IN THIS PLAT SHALL ALSO BE SUBJECT TO THE LAWS AND ORDINANCES OF THE JURISDICTION JURISDICTION, INCLUDING BUT NOT LIMITED TO: (2004-0204) THE PLAT OPERATOR (PROPERTY OWNER), HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE TO MAINTAIN THE SURFACE OF THE PAVED PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE PAVED PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- 5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR FENCEPOSTS SHALL BE PLACED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- 6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY FACILITIES AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, INSTALLATION AND REPAIRS OF PUBLIC UTILITY FACILITIES, AND SHALL ALLOW OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES AND RELATED APPURTENANCES.
- 7. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
- 8. STREET LIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH A CITY OF FLEISHERVILLE ORDINANCE, INCLUDING BUT NOT LIMITED TO: (2004-0204) CITY OF FLEISHERVILLE.
- 9. THIS SUBDIVISION IS SUBJECT TO A CITY OF FLEISHERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION, TREE CITY ORDINANCE # 2004-0204, AND CITY RESOLUTION # 2004-0204.
- 10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF FLEISHERVILLE ORDINANCE NO. 2004-0204. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ALL BUILDING PERMITS.
- 11. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
- 12. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL, AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF FLEISHERVILLE ENGINEERING DESIGN MANUAL AS AMENDED.
- 13. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF FLEISHERVILLE.
- 14. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF FLEISHERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- 15. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF FLEISHERVILLE DEVELOPMENT SERVICES PRIOR TO ANY CONSTRUCTION.
- 16. ALL PROPOSED FENCES AND WALLS SUBJECT TO INTERSTATE PUBLIC HIGHWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF FLEISHERVILLE ENGINEERING DESIGN MANUAL AS AMENDED.
- 17. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER MUST OBTAIN AND MAINTAIN ALL NECESSARY PERMITS AND DEVELOP THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 18. NO BILLBOARDS, CELL TOWERS OR DOMESTIC WATER SUPPLY TOWERS WILL BE ALLOWED WITHIN THE BOUNDARIES OF SAID COMMERCIAL CENTER.
- 19. TEMPORARY PRIVATE ACCESS EASEMENTS ON LOT 3C AND LOT 3F HAVE BEEN REMOVED WITH THE RECOGNITION OF THIS PLAT.
- 20. TEMPORARY PUBLIC ACCESS EASEMENTS ON LOT 3C AND LOT 3F HAVE BEEN REMOVED WITH THE RECOGNITION OF THIS PLAT.
- 21. CONVEYANCE OF LOT 3C SHALL COMPLY WITH ALL APPLICABLE LAWS, INCLUDING THE 100-YEAR FLOOD FLOW TO THE EXISTING DRAINAGE POINT AND 100-YEAR FLOOD FLOW, AND DRAINAGE AT A MINIMUM USE SHALL BE DISCHARGED FLOOD FLOW SHALL BE 100-YEAR FLOW.
- 22. ANY IMPROVED ACCESS OR SITE CONFORMANCE REQUIRE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION.
- 23. A LICENSE AGREEMENT WILL BE REQUIRED FOR ANY LANDSCAPING, IRRIGATION OR OTHER LANDSCAPE IMPROVEMENTS INSTALLED WITHIN IMPACT RAY RIGHT-OF-WAY.
- 24. ANY FUTURE EX TENSION OF IMPACT RAY WHICH COINCIDES WITH THE EXISTING DRAINAGE CHANNEL SHALL PROVIDE OWNERS WITH DRAINAGE APPROPRIATE DRAINAGE FACILITIES TO MAINTAIN FLOOD TO THE EXISTING POINT ON LOT 3C.
- 25. THE ASSESSED HIGHWAY IMPACT FEE IS HEREBY ASSESSED AND LIABLE AS PER THE CITY OF FLEISHERVILLE ORDINANCE NO. 2004-0204. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

DATE: MAY 24, 2021
PAGE 2 OF 3



**FINAL PLAT
REPLAT OF LOT 3F-
RENEWABLE ENERGY PARK**

OWNER'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

WE, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION (PCDC), A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH AMY MADISON, EXECUTIVE DIRECTOR OF PCDC, A TEXAS LIABILITY COMPANY, ITS GENERAL PARTNER, HEREINAFTER REFERRED TO AS THE OWNERS OF THE (LOT 3F, ROW, AND LOT 3H) 41.648 ACRE TRACT BEING OUT OF THE WILLIAM CALDWELL SURVEY, ABSTRACT NO. 162, OF THE DEED RECORDED IN TRAVIS COUNTY CLERK'S FILE NUMBER 201300023, DOES HEREBY SUBDIVIDE 41.648 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS FINAL PLAT REPLAT OF LOT 3F-RENEWABLE ENERGY PARK, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, AND EASEMENTS SHOWN HEREON, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN TESTIMONY WHEREOF, PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AMY MADISON, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, THIS 10th DAY OF September, 2021.

PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

Amy Madison

AMY MADISON, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION GENERAL PARTNER OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION

STATE OF TEXAS:

COUNTY OF TRAVIS

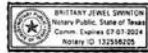
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AMY MADISON, EXECUTIVE DIRECTOR OF PFLUGERVILLE COMMUNITY DEVELOPMENT CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 10th DAY OF September, 2021, A.D.

NOTARY PUBLIC IN HAND AND FOR TRAVIS COUNTY, TEXAS

B. Switzer

NOTARY SIGNATURE AND DATE



SURVEYOR'S CERTIFICATION

STATE OF TEXAS:

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TRAVIS

THAT I, M. STEPHEN TRUESDALE, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND MADE IN FEBRUARY 2018, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

M. Stephen Truesdale 9/24/21

M. STEPHEN TRUESDALE, DATE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933 LICENSED STATE LAND SURVEYOR STATE OF TEXAS FIRM REGISTRATION NO. 100591-00



ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NUMBER 48453C0290 J, AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

Barren Strozewski 9/17/21

BARREN STROZEWSKI, DATE LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS NO. 87908



CITY CERTIFICATION FOR FINAL PLAT:

APPROVED THIS _____ DAY OF _____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS ON BEHALF OF THE CITY.

ROBERT ROMIG, CHAIR THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D. 2021, AT _____ O'CLOCK PM., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK, THIS _____ DAY OF _____, 2021 A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____, 20 _____ A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

DATE: MAY 24, 2021
SHEET 3 OF 3



Exhibit B

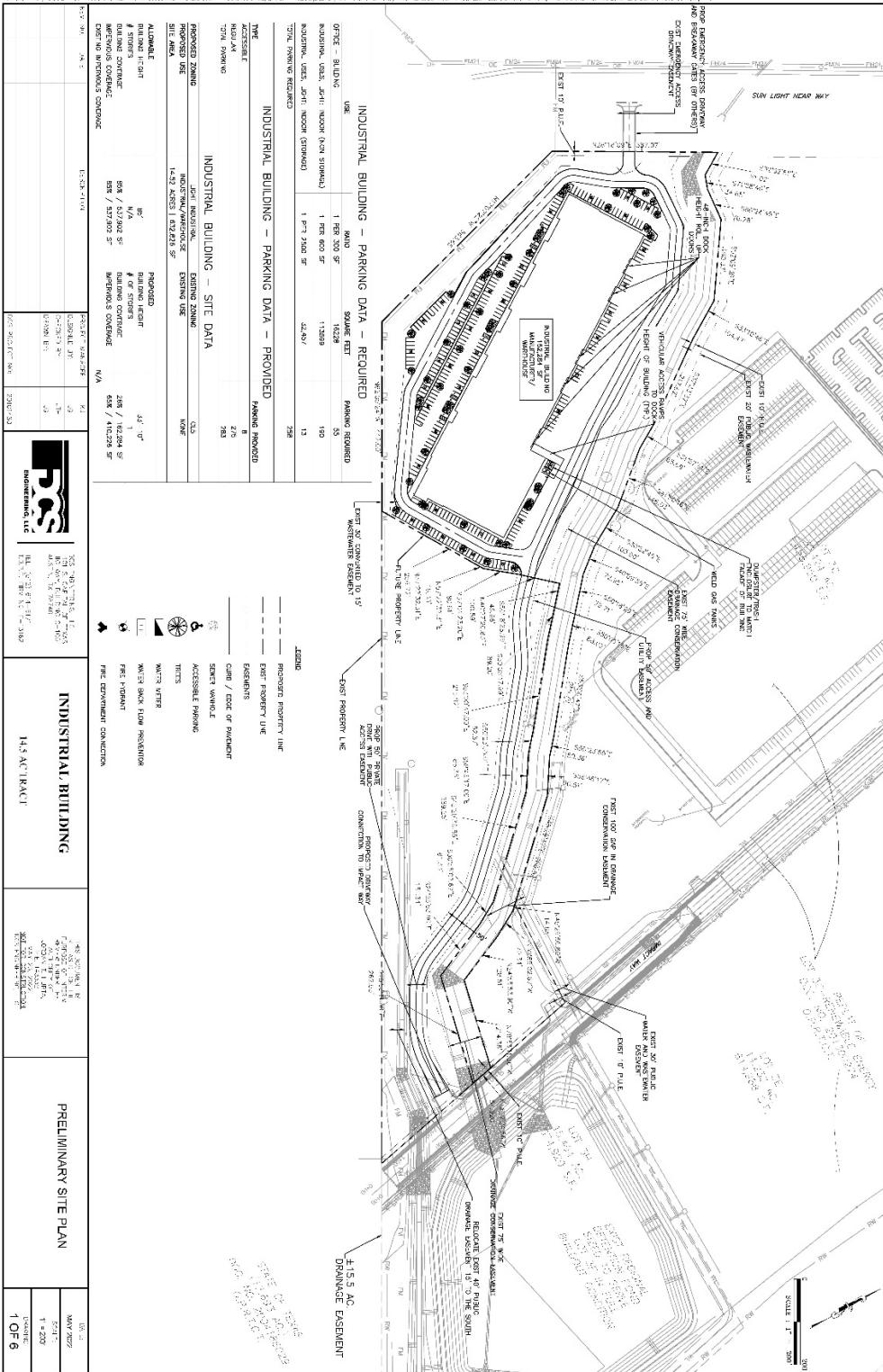


Exhibit C

Item	Conditions of Approval	Purpose
1	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.	To help screen the truck court and ensure compatibility with the less intense use to the south
2	If the truck court orients towards the park to the south or can be seen from public right-of-way there shall be an 8ft masonry wall and a vegetative buffer consisting of 4 evergreen trees and 15 shrubs per 100 linear feet.	To give the development some flexibility while still maintaining proper screening to ensure compatibility with the less intense use to the south
3	Wing wall as required by the UDC in subchapter 11.8	To ensure proper screening of the truck court area
4	No outdoor storage	To ensure consistency across the SH 130 Commerce Park and ensure compatibility with the park to south.