

Specific Use Permit/ Special District - Application

Applying for: (check one) Specific Use Permit (SUP) Special District (SD) - Corridor

	<u>Applicant/Owner</u>	<u>Engineer</u>
Name	<u>Cecil Andrews</u>	_____
Organization	<u>EIEIO, INC.</u>	_____
Mailing Address	<u>1615 Rutherford Ln.</u> <u>Austin TX. 78754</u>	_____
Phone Number	<u>512 342 8044</u>	_____
Fax Number	<u>512 342 8975</u>	_____
Email Address	<u>[REDACTED]</u>	_____
Signatures	<u>[Signature]</u>	_____

Property Description:

Name of Project/ Business: EIEIO, INC. Corporate office AND Assembly Bldg.

Street Address: 3709 Helios Way, Pflugerville, Texas 78660

Legal Description: Lot 3A Renewable Energy Park Subdivision
(Separate attachment accepted)

Dimensions of Lot: 258' 416' 208,966 SF 4.797 ac.
Frontage Depth Square Feet Acreage

Watershed: GilleLand Creek

Parcel ID: (6 digits) _____ Zoning District: SH 130 Corridor Overlay CL

Present Land Use: VACANT Proposed Land Use: Light Industrial/office/warehouse

Existing Building On Property? ___ Yes No S.F of Building 44,900

Is a portion of property located in? Floodplain CBD Corridor

To Be Completed By Staff: Filing Fee: \$515⁰⁰

Case Name: EIEIO - Architecture Case Manager: E. S.

Date Received: 3-7-13 Deadline was Feb 25, 2013 Submittal Completion Date: 3-11-13

PH Notice sent to Pflag: _____ PH Notice appears in Pflag: _____

P&Z Meeting Date: _____ City Council Meeting Date: _____

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Submittal Requirements:

- ✓ 1. Filing Fee \$ 500.00 + \$15.00
- N/A 2. Complete Specific Use Permit Application with all required contact information.
- N/A 3. Initial submittal - 2 full size copies & One 11x17 copy of the Site Plan showing:
 - a) Off-street parking facilities
 - b) Size, height, construction materials, and locations of buildings
 - c) Uses to be permitted
 - d) Location and instruction of signs
 - e) Means of ingress and egress to public streets
 - f) Type of visual screening such as walls, plantings and fences
 - g) Relationship of the intended use to all existing properties and land uses 200 feet from subject site..
 - h) Building floor plans/ Building Elevations
 - i) Tree survey mapping and identifying all trees.
- N/A 4. In a typed response, please answer the following questions, as evidence that the request complies with the conditions required for approval of a Specific Use Permit.
 - a. Explain how the proposed use is harmonious and compatible with its surrounding existing uses or proposed use.
 - b. Please explain how the proposed activities are normally associated with the requested land use.
 - c. Explain how the nature of the proposed land use is reasonable.
 - d. Please state what measures will be taken in order to mitigate the impact on the surrounding area.

Specific Use Permit Criteria

Answer the questions on the following pages, as evidence that the Specific Use Permit request complies with the conditions required for approval (extra pages and supplemental illustrations or photographs may be requested by staff)

Requested Specific Use Permit:

1. The proposed use is harmonious and compatible with its surrounding existing uses or proposed uses, because...

N/A

2. Please demonstrate how the proposed activities are normally associated with the requested use.

N/A

3. The nature of the proposed use is reasonable, because...

N/A

4. Please state what measures will be taken in order to mitigate the impact on the surrounding area

N/A

Additional Requirements if site is located in a Corridor (CL3, CL4, CL5) Zoning District:

In a typed response, please demonstrate how this project meets the criteria for approval.

1. Conformance with the 4 *Guiding Principles of the "SH 45 & SH 130 Corridor Study" and zoning regulations.
 - a. *Create a series of unique places to shop, work, and live.
 - b. *Establish a diversified and leak-free tax base.
 - c. *Establish an enhanced, long-term market capture.
 - d. *Utilize smart, healthy and sensible design concepts.
 - e. Lessen congestion in the streets.
 - f. Secure safety from fire, panic and other dangers.
 - g. Insure adequate light and air.
 - h. Prevent the overcrowding of land to avoid undue concentration of population.
 - i. Facilitate the adequate provision of transportation, water, sewerage, parks, open spaces, and other public requirements.
 - j. Maintain property values and encouraging the most appropriate use of land throughout the Corridor consistent with the Comprehensive Plan and the Corridor Plan.
2. Retail activity located at the following major intersections:
 - a. SH 130 and SH 45; SH 130 and Pecan Street; SH 45 and Heatherwilde Blvd; SH 130 and Pflugerville PKWY; and FM 685 and Pflugerville PKWY
3. Structures should orient to public streets and designated trails as noted on the Future Trails Map referenced in the Comprehensive Plan.
4. The extent of connectivity among proposed and existing ROW is demonstrated.
5. Clustering of free standing pad sites at focal points or key features within the development. (i.e. retention ponds, greenways, dedicated hike/bike facilities, or plazas, parks or other features)
6. Exhibits compatibility of the design with surrounding properties and development patterns.
7. Exhibits compatibility and coordination between the character of the streetscape and the planned surrounding built environment.
8. Exhibits no substantial negative impacts on the historic, cultural or architectural nature of the site or surrounding area, or successfully mitigates such impacts.

Applicant's Affidavit

Project Name: EIEIO, INC.

I, Cecil Andrews, certify that I have read this form thoroughly and the information included in this supplemental application form is a true representation of the permit applications submitted to date that are associated with the current application or this application is not one in a series of permits as defined by Chapter 245 of the Texas Local Government Code.

Address: 1615 Rutherford Lane

City: Austin State: TEXAS Zip Code: 78754

Phone: 512 970 0781 Fax: 512 342 8044

Signature: _____

THE STATE OF TEXAS

COUNTY OF Travis

KNOW ALL MEN BY THESE PRESENTS

Before me, Beatriz Cruz, on this day personally appeared Cecil Andrews, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7th day of March, 2013.



Beatriz Cruz
Notary Public's Signature

My Commission Expires: 03-04-2014



Consent of Owner

Project Name: Project Old McDonald aka CTEIO, Inc.

Property Owner Name: Pflugerville Community Development Corp.

Address: 203 W. Main Suite E

City: Pflugerville State: TX Zip Code: 78660

Phone: 512-990-3725 Fax: 512-990-3183

Email: [REDACTED]

Signature: [Signature]

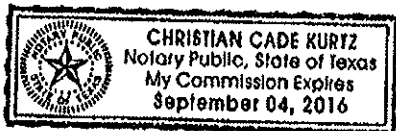
By signing this form, the owner of the property authorizes the City of Pflugerville to begin proceedings in accordance with the process for the type of application indicated above. Owner further acknowledges that submission of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application; the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

THE STATE OF Texas :
COUNTY OF Travis :

KNOW ALL MEN BY THESE PRESENTS

Before me, CHRISTIAN KURTZ on this day personally appeared Floyd Aker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 6 day of MARCH, 2013.



[Signature]
Notary Public's Signature

My Commission Expires: 9/4/2016