



Case# SD1304 - 01

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>Floyd Akers</u> | _____ |
| Organization | <u>PCDC</u> | _____ |
| Mailing Address | <u>P.O. Box 1160 78691</u> | _____ |
| | <u>Pflugerville, TX 78606</u> | _____ |
| Phone Number | <u>512-990-3725</u> | _____ |
| Fax Number | <u>512-990-3183</u> | _____ |
| Email Address | <u>fakers@pflugervilletx.gov</u> | _____ |
| Signatures | <u>[Signature]</u> | _____ |

Property Description: 04-02-13A08:26 RCVD

Name of Project/ Business: Project Orion

Street Address: One Thirty Commerce Center

Legal Description: Lot 3 Pflugerville Renewable Energy Park
(Separate attachment accepted)
 Seen to be replatted as Lot 3d

Dimensions of Lot: See attached. Approx 20 acres

| | | | |
|----------|-------|-------------|---------|
| Frontage | Depth | Square Feet | Acreage |
|----------|-------|-------------|---------|

Watershed: Gilliland Creek

Parcel ID: (6 digits) _____ **Zoning District:** Corridor 5

Present Land Use: _____ **Proposed Land Use:** Ballistics Laboratory / Sport Shooting Range

Existing Building On Property? Yes No **S.F of Building** _____

Is a portion of property located in? Floodplain CBD Corridor

To Be Completed By Staff: **Filing Fee:**

Case Name: Project Orion **Case Manager:** E.S.

Date Received: 4/1/13 **Submittal Completion Date:** 4/1/13

PH Notice sent to Pflag: 4/18/13 **PH Notice appears in Pflag:** 4/24/13

P&Z Meeting Date: 5/6/13 **City Council Meeting Date:** 5/28

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Specific Use Permit/ Special District - Application

Submittal Requirements:

- _____ 1. Filing Fee \$ _____
- _____ 2. Complete Specific Use Permit Application with all required contact information.
- _____ 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.
- _____ 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.

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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...

See Attachment

The surrounding uses are light Industrial. The ballistics Laboratory + sport shooting range will be underground to shield the facility from public site + noise.

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

Tracking Point Inc. shall be manufacturing rifle scopes and attaching them to rifles at their 48,000 sq.ft facility in the One Thirty Commerce Center. They must test each weapon before selling it. Additionally they will need the space to test new products. See Attachment

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

The area is light Industrial. State law currently allows the discharge of firearms on tracts in excess of 10 acres. The shooting range will be underground. It will be difficult to see and it will not be heard.

See Attachment

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

The facility will be built under ground. The area is heavily wooded and these trees will remain to shield the operation from public view and help muffle sound. See Attachment

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.

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Consent of Owner

Project Name: Project Orion

Property Owner Name: PCDC

Address: P.O. Box 1106

City: Pflugerville State: TX Zip Code: 78660

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

Email: fakers@pflugervilletx.gov

Signature: _____

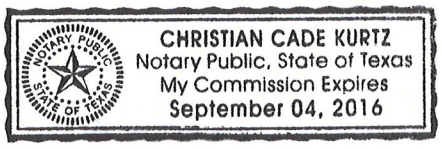
mailing
78660

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 Akers, 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 25 day of March, 2013.



 Notary Public's Signature
 My Commission Expires: 9/4/2016

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Applicant's Affidavit

Project Name: Project Orion

I, Floyd Akers, 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: 203 W Main Suite E

City: Pflugerville State: TX Zip Code: 78660

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

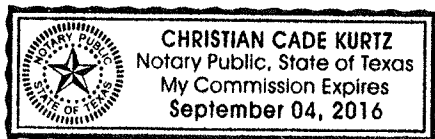
Signature: [Handwritten Signature]

THE STATE OF Texas :
COUNTY OF Texas :

KNOW ALL MEN BY THESE PRESENTS

Before me, Christian Kurtz, on this day personally appeared Floyd Akers, 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 25 day of March, 2013.



[Handwritten Signature]
Notary Public's Signature

My Commission Expires: 9-4-2016