



# City of Pflugerville

## Legislation Details (With Text)

<b>File #:</b>	ORD-0150	<b>Version:</b>	4	<b>Name:</b>	EIEIO Special District Architectural Amendment - WITHDRAWN
<b>Type:</b>	Ordinance	<b>Status:</b>		<b>Status:</b>	Second Reading
<b>File created:</b>	3/27/2013	<b>In control:</b>		<b>In control:</b>	Planning and Zoning Commission
<b>On agenda:</b>	4/23/2013	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Discuss and consider action to approve an ordinance on second reading with the caption reading: 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 AN AMENDMENT TO A SPECIAL DISTRICT FOR LIGHT INDUSTRIAL USES FOR APPROXIMATELY 4.797 ACRES, LOT 3A OF THE RENEWABLE ENERGY PARK SUBDIVISION, PFLUGERVILLE, TEXAS, LOCALLY ADDRESSED AS 3709 HELIOS WAY, TO BE KNOWN AS THE EIEIO SPECIAL DISTRICT ARCHITECTURAL AMENDMENT (SD13013-01), AND PROVIDING AN EFFECTIVE DATE.				

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**Attachments:** 1. Ordinance - EIEIO Architectural Amendment, 2. Staff Report - EIEIO Architectural Amendment, 3. EIEIO SD1303-01 REQUEST LETTER, 4. EIEIO Architectural Modifications, 5. EIEIO Application

Date	Ver.	Action By	Action	Result
4/9/2013	3	City Council	Action taken to close the Public Hearing	Pass
4/9/2013	3	City Council	Approved on First Reading	Pass
4/1/2013	1	Planning and Zoning Commission	Recommended for Adoption	

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The property is located at 3709 Helios Way, Lot 3A of the Renewable Energy Park Subdivision. A special district, known as the EIEIO Special District, was approved by City Council on December 11, 2012 to allow for a Light Industrial Use in the Corridor Urban Level 5 (CL5) zoning district. The proposed amendment is for modifications to the primary building materials to allow architectural grade insulated metal panels as a primary building material with corrugated insulated metal panels as an accent material, limited to 15 percent.

The proposed business specializes in the warehousing, assembling, and packaging of creamer and flavor dispensers. The property is zoned Corridor Urban Level 5 (CL5), and in order for the industrial component of this business to conform to the permitted uses in the CL5 district, a Special District was established.

### **Prior City Council Action**

On April 9, 2013, City Council approved the 1st Reading of this request for the architectural amendment.

On December 11, 2012, City Council approved the original Special District request to allow for light industrial uses.

### **Deadline for City Council Action**

Within 60 days of the public hearing held on April 9, 2013.

### **Staff Recommendation**

The proposed EIEIO building will be an industrial use. The proposed building materials capture the architectural intent of the Renewable Energy Park and are consistent with previously approved site plans. Staff recommends approval of the architectural amendment to allow for insulated embossed architectural metal panels to serve as a primary material with insulated corrugated metal panels to serve as accent material limited to 15 percent as depicted on the proposed building elevations.

### **Planning and Zoning Commission Recommendation**

On April 1, 2013 the Planning and Zoning Commission voted unanimously to approve the applicant's request.

### **Drafter**

Trey Fletcher, AICP  
Assistant City Manager