

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY REZONING AN APPROXIMATE 2.509 ACRES OF LAND, BEING ALL OF LOTS 1A AND 1B, BLOCK A, REPLAT OF LOT 1, PFLUGERVILLE INDUSTRIAL PARK, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202500014, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS GENERALLY LOCATED AT 18801 WEISS LANE FROM GENERAL BUSINESS 2 (GB2) TO GENERAL BUSINESS 1 (GB1); TO BE KNOWN AS THE WEISS RETAIL CENTER REZONING (REZ2025-00001); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; 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, the City has been petitioned by the property owner in accordance with the procedures of the City of Pflugerville's Code of Ordinances, Chapter 157, Unified Development Code, to rezone from General Business 2 (GB2) to General Business 1 (GB1) an approximate 2.509-acre tract of land consisting of all of Lots 1A and 1B, Block A Replat of Lot 1 Pflugerville Industrial Park, in Travis County, Texas, as depicted and described in **Exhibit A**, which is attached hereto and fully incorporated herein for all purposes (Proposed Zoning); and

WHEREAS, the Planning and Zoning Commission held a public hearing on April 7, 2025, determined that the petition and associated application for the Proposed Zoning met the requirements of Chapter 157 of the City's Unified Development Code, and voted affirmatively in favor of its approval of the Proposed Zoning with a vote of 6-0; 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 City streets and thoroughfares; 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. 1203-15-02-24, as amended, to rezone from General Business 2 (GB2) to General Business 1 (GB1) an approximate 2.509-acre tract of land consisting of all of Lots 1A and 1B, Block A Replat of Lot 1 Pflugerville Industrial Park, in Travis County, Texas. The property described herein may be developed and used in accordance with regulations established for the base zoning district of General Business 1 (GB1) district, as applicable, and all other applicable ordinances of the City.

SECTION 4. 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 5. 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 6. Effective Date. That this Ordinance will become effective on its adoption and passage by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

EXHIBIT “A”

ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

CHARLES E. ZECH, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

EXHIBIT “A”

EXHIBIT "A"

BEING 2.509 ACRES OF LAND, BEING ALL OF LOTS 1A AND 1B, BLOCK A, REPLAT OF LOT 1, PFLUGERVILLE INDUSTRIAL PARK, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 202500014, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN WEISS LANE, LLC TRACT RECORDED IN DOCUMENT NUMBER 2011106168, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 2.509 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an "X" scribe mark set in the easterly right-of-way line of Weiss Lane, at the northwest corner of Lot 2A, First Replat of Lot 2 Pflugerville Industrial Park, a subdivision recorded in Document Number 201800017, Official Public Records, said county, same being the southwest corner of said Lot 1B, for the southwest corner hereof;

THENCE North 27 degrees 28 minutes 36 seconds East, along said right-of-way line and the westerly line of said Lot 1B, 30.00 feet to an iron rod set in said line, at the southwest corner of said Lot 1A, same being an angle corner in the westerly line of said Lot 1B;

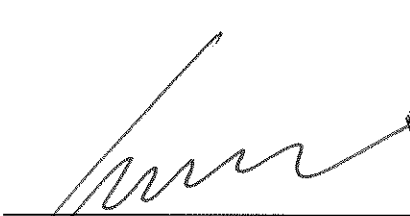
THENCE North 27 degrees 28 minutes 36 seconds East, continuing along said right-of-way line, along the westerly line of said Lot 1A, 140.55 feet to an iron rod set in said line, at the northwest corner of said Lot 1A, same being an angle corner in the westerly line of said Lot 1B;

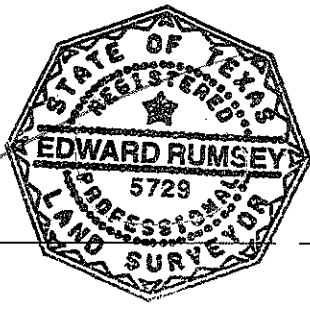
THENCE North 27 degrees 28 minutes 36 seconds East, continuing along said right-of-way line, along the westerly line of said Lot 1B, 130.50 feet to an iron rod set in the southerly line of that certain City of Pflugerville 101.2460 acre tract recorded in Document Number 2006060407, Official Public Records, said county, same being the northwest corner of said Lot 1B, for the northwest corner hereof;

THENCE South 50 degrees 24 minutes 10 seconds East, along the southerly line of said 101.2460 acre tract and the northerly line of said Lot 1B, 413.29 feet to an iron rod found in said line, same being the northeast corner of said Lot 1B, for the northeast corner hereof;

THENCE South 09 degrees 49 minutes 58 seconds West, continuing along the southerly line of said 101.2460 acre tract, along the northerly line of Lot 2D, Final Plat of Lot 2C, 2D, and 2E Being Re-Plat of the Remainder of Lot 2 Pflugerville Industrial Park Re-Plat, a subdivision recorded in Document Number 202200252, Official Public Records, said county, along the easterly line of said Lot 1B, 215.64 feet to an iron rod set at an angle corner in the northerly line of said Lot 2D, same being the southeast corner of said Lot 1B, for the southeast corner hereof;

THENCE North 63 degrees 35 minutes 45 seconds West, along the northerly line of said Lots 2A and 2D, along the southerly line of said Lot 1B, 469.51 feet to the POINT OF BEGINNING.


Edward Rumsey
TX R.P.L.S #5729
Job # A1100622



03/04/2025
Date

RESTRICTIONS

-RESTRICTIONS:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE, EASEMENTS AND/OR BOUNDARY LINE AGREEMENTS, THEREFORE, CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON. ONLY THOSE SETBACK LINES, EASEMENTS, BOUNDARY LINES AND INTERESTS WHICH ARE REPRESENTED ON THE PARENT SUBDIVISION PLAT, WHICH IS REFERENCED HEREON, ARE PLOTTED ON THIS SURVEY, NO DOCUMENTS OTHER THAN THOSE CITED ON THIS SURVEY HAVE BEEN EXAMINED.

LEGAL DESCRIPTION

LOT 1, FINAL PLAT OF PFLUGERVILLE INDUSTRIAL PARK, A SUBDIVISION LOCATED IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800320, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND

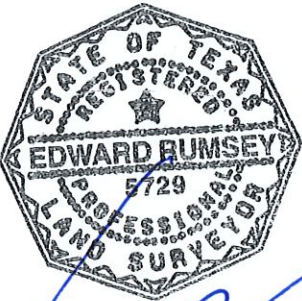
- 1/2" ROD FOUND
- "X" SCRIBE SET IN CONC.
- WWE WASTEWATER ESMT
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- WATER METER
- AIR CONDITIONER
- UTILITY POLE
- DOWN GUY
- OH OVERHEAD UTILITY LINE(S)
- ET ELECTRIC TRANSFORMER ON PAD
- WASTEWATER MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- CLEAN OUT
- SEWER VALVE
- (P) PROTECTED TREE (OVER 19")

TREE LIST

- 619

23" CEDAR ELM (P)
- 622

12" CEDAR ELM



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES
WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 6, CONDITION 3,
SUBURBAN SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF AN ABSTRACT OF TITLE.

WEISS PROJECT, LLC
LOT 2A
PFLUGERVILLE INDUSTRIAL
REPLAT OF LOT 2
(DOC# 2018067562)

| ADDRESS | | | | |
|---|----------------|-------------|---------------|------------|
| WEISS LANE LLC 1801 WEISS LANE PFLUGERVILLE, TRAVIS COUNTY, TEXAS | | | | |
| SURVEY DATE: | MARCH 15, 2021 | FIELDED BY: | JAKE SMITH | 03/11/2021 |
| TITLE CO.: | - | CALC. BY: | CHRIS ZOTTER | 03/12/2021 |
| G.F. NO.: | - | DRAWN BY: | DAMIAN SMITH | 03/15/2021 |
| JOB NO.: | A0301021 | UPDATE BY: | - | - |
| | | RPLS CHECK: | EDWARD RUMSEY | 03/15/2021 |

| F.I.R.M. MAP INFORMATION | |
|---|--|
| A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD - PLAIN, AND HAS A ZONE "AE" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C0285H PANEL: 0285H DATED: 09/26/2008 | |
| THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT. | |

ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

