

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 874-07-04-10 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION FROM LIGHT INDUSTRIAL (LI) TO GENERAL BUSINESS 2 (GB2) FOR LOT 1, PFLUGERVILLE INDUSTRIAL PARK, A 2.509-ACRE LOT LOCATED SOUTHEAST OF THE WEISS LANE AND KELLY LANE INTERSECTION IN PFLUGERVILLE, TEXAS, TO BE KNOWN AS THE WEISS LANE C-STORE REZONING (REZ1103-01), AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the authority of Texas Local Government Code Chapter 211, the City of Pflugerville adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on May 2, 2011 and voted unanimously for its approval;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

The City Council finds:

THAT, the zoning amendment 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 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

Section 1: That the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 874-07-04-10, as amended, is amended to change the base zoning district of the property described in Exhibit A, from Light Industrial (LI) District to General Business 2 (GB2) District.

The property described above may be developed and used in accordance with regulations established for the General Business 2 (GB2) zoning district, as applicable, and other applicable ordinances of the City of Pflugerville, Texas.

Section 2. That this ordinance will become effective on its adoption and passage by the City Council.

PASSED AND APPROVED this _____ day of _____, 2011.

CITY OF PFLUGERVILLE, TEXAS

by: _____
JEFF COLEMAN, Mayor

ATTEST:

KAREN THOMPSON, City Secretary

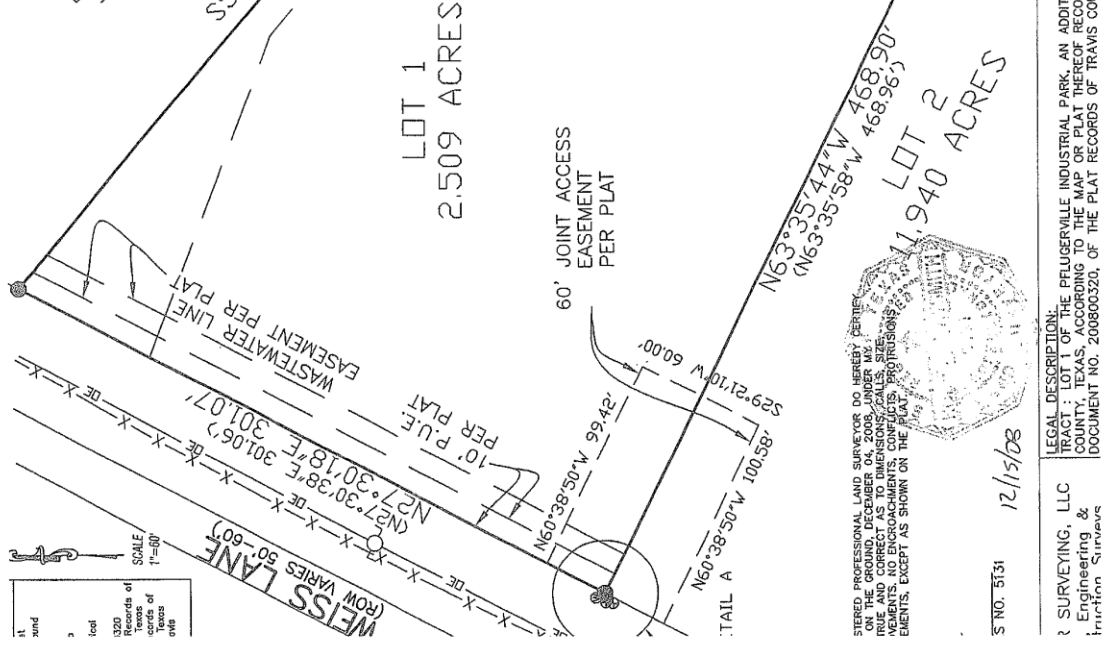
APPROVED AS TO FORM:

FLOYD AKERS, City Attorney

EXHIBIT "A"

- NOTES:
- RESTRICTIVE COVENANTS RECORDED IN DOCUMENT NO. 200900320 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DO AFFECT THE SUBJECT LOT.
 - 10' PUBLIC UTILITY EASEMENT ALONG THE FRONT PROPERTY LINE, DOES AFFECT THE SUBJECT LOT.
 - A TEN (10) FOOT WASTEWATER EASEMENT PARALLEL, AND ADJACENT TO THE AFOREMENTIONED TEN (10) FOOT PUBLIC UTILITY EASEMENT DOES AFFECT THE SUBJECT LOT, AS SHOWN.
 - THE DIMENSIONS LOCATED IN THE MOST NORTHWESTERLY FRONT CORNER DOES AFFECT THE SUBJECT LOT AS SHOWN.
 - A DRAINAGE EASEMENT OF UNDETERMINED DIMENSIONS ALONG A PORTION OF THE NORTHERLY (SIDE) PROPERTY LINE (S), DOES AFFECT THE SUBJECT LOT, AS SHOWN.
 - THE EASEMENT LOCATED AT THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, DOES AFFECT THE SUBJECT LOT, AS SHOWN.
 - AN EASEMENT EXECUTED BY MARGARETHE GING AND SAM GING, TO THE TEXAS POWER & LIGHT COMPANY, DATED AUGUST 11, 1936, RECORDED IN VOL. 591, PG. 431 DEED RECORDS TRAVIS COUNTY, TEXAS, MAY AFFECT BUT IS UNLOCATABLE.
 - AN EASEMENT EXECUTED BY WILLIE A. RANDOLPH, TO LONE STAR GAS COMPANY, DATED OCTOBER 08, 1964, RECORDED IN VOL. 100, PG. 100 DEED RECORDS TRAVIS COUNTY, TEXAS, MAY AFFECT BUT IS UNLOCATABLE.
 - AN EASEMENT EXECUTED BY WILLIE A. RANDOLPH, TO TEXAS POWER & LIGHT COMPANY, DATED MAY 28, 1970, RECORDED IN VOL. 3942, PG. 1891, DEED RECORDS TRAVIS COUNTY, TEXAS, MAY AFFECT BUT IS UNLOCATABLE.
 - AN EASEMENT EXECUTED BY WILLIE A. RANDOLPH, TO AN UNIDENTIFIED PARTY, DATED MAY 28, 1970, RECORDED IN VOL. 3942, PG. 1891, DEED RECORDS TRAVIS COUNTY, TEXAS, MAY AFFECT BUT IS UNLOCATABLE.
 - AN EASEMENT EXECUTED BY WILLIE A. RANDOLPH, TO AN UNIDENTIFIED PARTY, DATED MAY 28, 1970, RECORDED IN VOL. 3942, PG. 1891, DEED RECORDS TRAVIS COUNTY, TEXAS, MAY AFFECT BUT IS UNLOCATABLE.
 - AN EASEMENT EXECUTED BY EDMON RANGING AND DOREEN RANGING, TO SOUTHWESTERN BELL TELEPHONE COMPANY, LP, A TEXAS LIMITED PARTNERSHIP, DATED MAY 28, 1970, RECORDED IN DOC. 200315886, REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS, MAY AFFECT BUT IS UNLOCATABLE.
 - ALL TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN ORDINANCE NO. 818-05-02-14, DATED FEBRUARY 14, 2006, RECORDED IN DOC NO. 2006042112, REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS, DOES AFFECT THE SUBJECT LOT.

WILLE SURVEY



BUYER: ANTHONY D. DOBIAS, JACK L. PAYNE
LENDER: FIRST TEXAS BANK
TITLE CO.: LAWYERS TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
 TRACT OF LOT 1 OF THE PFLUGERVILLE INDUSTRIAL PARK, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 200800320, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ST. NO. 5131 12/11/08