

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1015-09-09-08 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF 229.86 ACRES OUT OF THE J. DAVIS SURVEY NO. 13, ABSTRACT NO. 231 AND S. EISLIN SURVEY NO. 4, ABSTRACT NO. 265, LOCATED GENERALLY SOUTHEAST OF THE FM 685 AND E. PFLUGERVILLE PKWY INTERSECTION; FROM URBAN LEVEL 4 (CL4) TO GENERAL BUSINESS 1 (GB1) FOR 180.11 ACRES AND FROM URBAN LEVEL 4 (CL4) TO MULTI-FAMILY URBAN (MF-U) DISTRICT FOR 49.75 ACRES; TO BE KNOWN AS THE TOWN CENTER REZONING (REZ1208-02), 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 October 1, 2012 and voted for its approval with a vote of 5-0; 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;

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. 1015-09-09-08, as amended, is amended to change the base zoning district of the property described in Exhibit A, from Urban Level 4 (CL4) to General Business 1 (GB1) District for 180.11 acres and Multi-Family Urban (MF-U) for 49.75 acres.

The property described above may be developed and used in accordance with regulations established for the General Business 1 (GB1) and Multi-Family Urban (MF-U) Districts, 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 _____, 2012.

CITY OF PFLUGERVILLE, TEXAS

by: _____
JEFF COLEMAN, Mayor

ATTEST:

KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

GEORGE E. HYDE, City Attorney
DENTON, NAVARRO, ROCHA & BERNAL, P.C.

EXHIBIT "A"

RECEIVED
AUG 27 2012

Town Centre – Tract 1 (49.75 ac.)

Beginning for reference at a point, being the southeastern corner of a 256.63 acre parcel, and proceeding northeastward, more or less with the corporate boundary of the City of Pflugerville, N 29°10'00" E, 187.76', to the southernmost point of Tract 1, being also the POINT OF BEGINNING.

Thence, continuing across the said 256.63 acre parcel, the following eight bearings and distances:

Along a curve to the right, having a long chord bearing N 20°54'17" W, a chord distance of 620.77', and having a radius of 706.27'

N 05°09'55" E, 1,202.98'

N 89°11'45" E, 400.00'

N 28°35'12" E, 451.48'

N 38°00'49" W, 401'40'

Along a curve to the left, having a long chord bearing N 40°17'11" E, a chord distance of 405.57', and having a radius of 1,000.00'

N 28°35'12" E, 686.99' to an angle point, being also the northwestern corner of Tract 1.

Thence, continuing across the said 256.63 acre parcel, S 61°24'47" E, 148.79' to an angle point, being also the northeastern corner of Tract 1.

Thence, continuing across the said 256.63 acre parcel, S 19°28'16" E, 929.67' to an angle point.

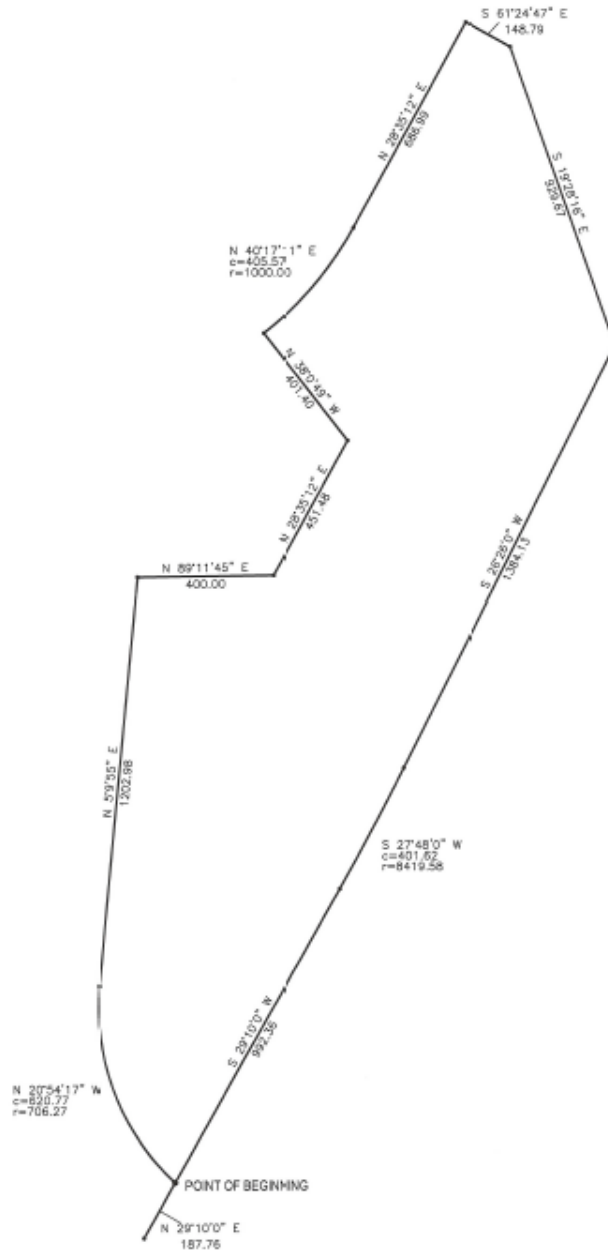
Thence, proceeding southwestward, more or less with the corporate boundary of the City of Pflugerville, the following three bearings and distances:

S 26°26'00" W, 1,384.13'

Along a curve to the right, having a long chord bearing S, 27°48'00" W, a chord distance of 401.62', and a radius of 8,419.58'

S 29°10'00" W, 992.36', to the POINT OF BEGINNING, and enclosing 49.75 acres, more or less.

Tract 1 49.75 ac.
MF-U



1"=300'

RECEIVED
AUG 9 7 2012

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AUG 27 2012

Town Centre – Tract 2 (180.11 ac.)

BEGINNING at a point in the eastern right of way of Farm to Market Road 685, being also a point in the southern right of way of Pfluger Lane, as well as the northwestern corner of a 256.63 acre parcel and the northwestern corner of Tract 2. Thence, proceeding eastward with the southern right of way of Pfluger Lane, S 58°55'07" E, a distance of 509.17' to an angle point.

Thence, departing the southern right of way of Pfluger Lane, the following three bearings and distances:

S 00°59'31" W, 694.93'
S 58°38'23" E, 528.00'
N 31°00'03" E, 603.85' to an angle point, being also a point in the southern right of way of Pfluger Lane.

Thence, continuing with the southern right of way of Pfluger Lane, the following three bearings and distances:

S 58°55'07" E, 438.42'
S 32°00'55" W, 17.47'
S 57°47'09" E, 400.74' to an angle point in the western right of way of State Highway 130, being also the northeastern corner of the said 256.63 acre parcel as well as the northeastern corner of Tract 2.

Thence, continuing with the western right of way of State Highway 130, the following three bearings and distances:

S 26°18'18" E, 299.31'
S 00°34'23" W, 75.82'
S 00°06'48" W, 348.61'

Thence, departing the western right of way of State Highway 130 and proceeding more or less with the corporate boundary of the City of Pflugerville, S 26°26'00" W, 680.72'.

Thence, proceeding across the said 256.63 acre parcel, the following nine bearings and distances:

N 19°28'16" W, 929.67'
N 61°24'47" W, 148.79'
S 28°35'12" W, 686.99'
Along a curve to the right, the long chord of which bears S 40°17'11" W, a chord distance of 405.57', and having a radius of 1,000.00'
S 38°00'49" E, 401.40'
S 28°35'12" W, 451.48'
S 89°11'45" W, 400.00'

S 05°09'55" W, 1,202.98'

Along a curve to the left, the long chord of which bears S 20°54'17" E, a chord distance of 620.77', and having a radius of 706.27' to an angle point, being also a point in the boundary of the said 256.63 acre parcel.

Thence, proceeding more or less with the corporate boundary of the City of Pflugerville, S 29°10'00" W, 31.50' to an angle point, being the southeastern corner of the said 256.63 acre parcel as well as the southeastern corner of Tract 2.

Thence, proceeding northwestward across the said 256.63 acre parcel, the following eight bearings and distances:

N 43°58'34" W, 81.88'

N 61°24'48" W, 404.91'

N 40°05'50" W, 536.19'

N 65°02'45" W, 526.26'

N 84°39'30" E, 502.15'

N 65°01'35" W, 79.97'

N 14°50'10" W, 455.53'

N 58°15'00" W, 320.77' to an angle point, being also a point in the eastern right of way of Farm to Market Road 685 as well as the southwestern corner of Tract 2.

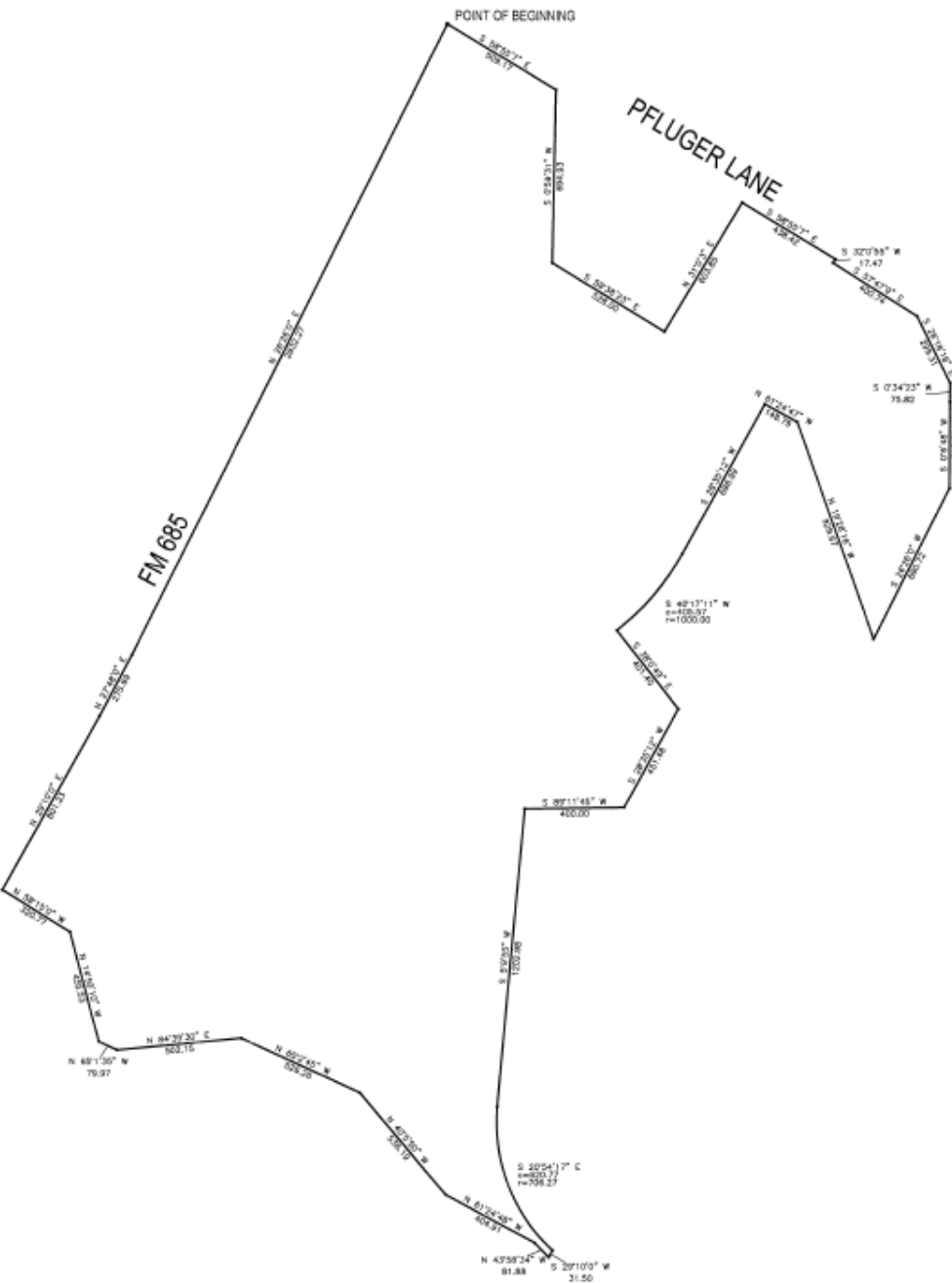
Thence, proceeding northeastward with the eastern right of way of Farm to Market Road 685, the following three bearings and distances:

N 29°10'00" E, 801.23'

N 27°48'00" E, 275.69'

N 26°26'00" E, 2,832.27" to the POINT OF BEGINNING, and enclosing 180.11 acres, more or less.

Tract 2 180.11 ac.
GB-1





1"=400'

RECEIVED
MAY 27 2010

EXHIBIT "A"

Town Center Rezoning Case No. REZ1208-02



Proposed Rezoning	
	GB1: 180.11 acres
	MF-U: 49.75 acres

This parcel is to be rezoned to allow increased use of the property. This rezoning is intended to be a temporary rezoning. It is not intended to be a permanent rezoning. The City of Austin reserves the right to amend or repeal this rezoning at any time. The City of Austin reserves the right to amend or repeal this rezoning at any time. The City of Austin reserves the right to amend or repeal this rezoning at any time.