

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 APPROVING A SPECIFIC USE PERMIT FOR A BODY ART STUDIO AT THE EXISTING MULTI-TENANT BUILDING LOCATED ON LOTS 10-12 BLOCK A OF THE PFLUGERVILLE SUBDIVISION, LOCALLY KNOWN AS 101 E. PECAN STREET; TO BE KNOWN AS THE FREEDOM MACHINE TATTOO SPECIFIC USE PERMIT, (SUP1011-01), 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 City Council approved through Ordinance No. 1061-10-11-23 a text amendment to Chapter 157 Unified Development Code to allow a Body Art Studio in the Central Business District to be considered through a Specific Use Permit; and

WHEREAS, an application was made for a Specific Use Permit in accordance with Subchapter 3 Procedures of Chapter 157 Unified Development Code; and

WHEREAS, the Planning and Zoning Commission held a public hearing and with a vote of 4-1, recommended approval to the City Council a Specific Use Permit for a Body Art Studio on property depicted in Exhibit A with the following additional conditions: 1.) The Body Art Studio shall have operating hours between noon and 9 pm and 2.) All applicable sign ordinances shall be adhered to.

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, shall apply the Specific Use Permit in combination with the existing zoning districts of General Business 1 (GB1) and Central Business District

Overlay District (CBD) to the property depicted in Exhibit A as Lots 10-12, Block A of the Pflugerville Subdivision.

The property depicted in Exhibit A may be used in accordance with the conditions established by this Specific Use Permit, 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

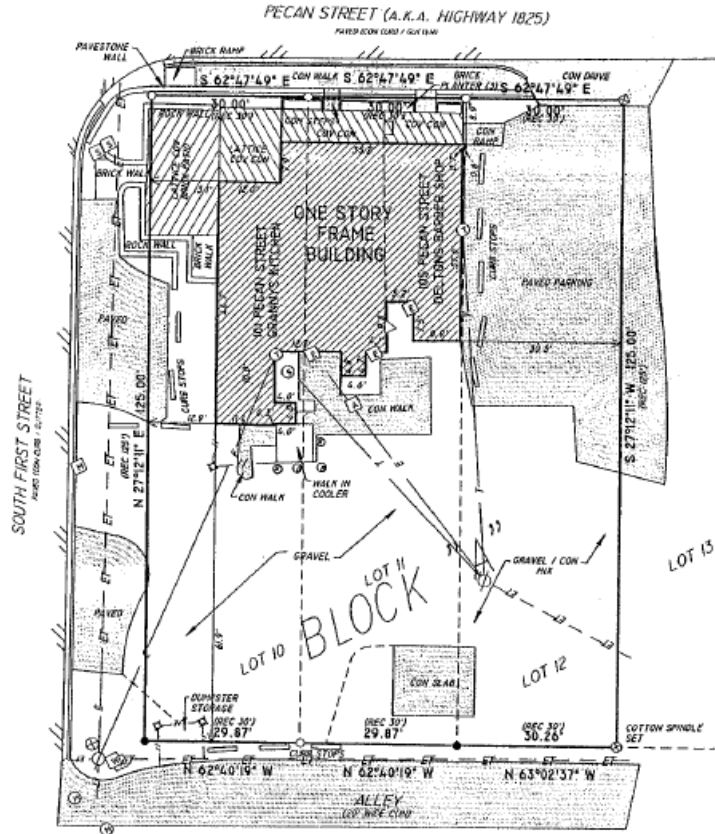
PLAT SHOWING THE LOCATION OF IMPROVEMENTS ON LOTS 10, 11 & 12, BLOCK 'A', CITY OF PFLUGERVILLE PER THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 2, PAGE 156, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

JOB NO. #0182
 DRAWN: CCC 10/20/08
 F.C.: KC

OBJECT TO: (D) RESTRICTIVE COVENANTS - 2/156



RECORD DISTANCES BASED ON VOLUME 2, PAGE 156 P.R.W.C.



LEGEND	
●	1/2" IRON PIN FOUND NO CAP (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET YELLOW CAP "CS. LOT"
⊗	"X" SET IN CONCRETE
⊕	AIR CONDITIONER
⊖	CABLE TELEVISION
⊙	ELECTRIC
⊚	GAS
⊛	MAIL BOX
⊜	HAN HOLE
⊝	SEPTIC CLEANOUT
⊞	STREET SIGN
⊟	TELEPHONE
⊠	TRANSFORMER
⊡	WATER METER
⊢	WATER VALVE
⊣	FENCE CORNER
⊤	WOOD FENCE
—ET—	OVERHEAD ELEC. / TELE. LINE
—T—	OVERHEAD TELE. LINE
—E—	OVERHEAD ELEC. LINE
⊙	BOLLARD

BEARINGS BASED ON GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/95

CERTIFY: SURVEY PERFORMED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON MAY APPLY

STATE OF TEXAS §
 COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS: THAT SURVEYOR FOR CASTLEBERRY SURVEYING, LTD., HAVE THIS DATE CAUSED TO BE PERFORMED AN ON-THE-GROUND SURVEY UNDER MY SUPERVISION OF THE FOREGOING PLATTED TRACT OF LAND AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

NO PORTION OF THIS AREA IS SHOWN TO BE IN A SPECIAL FLOOD HAZARD AREA PER FEMA'S FLOOD INSURANCE RATE MAP #4855300200H, DATED SEPTEMBER 26, 2008 HOWEVER AT PRESENT TIME, NO ELEVATIONS, BRANCHES OR FLOOD STUDIES HAVE BEEN PERFORMED AND THE INFORMATION IS BASED SOLELY UPON SAID MAP. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY AS TO ANY INFORMATION PROVIDED BY SAID MAP AND DOES NOT REPRESENT THE ACCURACY OR INACCURACY OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT PROPERTY AROUND THE STRUCTURES THERE ON WILL BE FREE OF FLOODING OR FLOOD DAMAGE.



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 EMAIL: INFO@CASTLEBERRY.SURVEYING.COM



WITNESS MY HAND AND SEAL THIS 17TH DAY OF OCTOBER, 2008, A.D.

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