

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 LOT 13B, BLOCK B WILLOW CREEK SECTION ONE, LOCALLY ADDRESSED AS 612 F.M. 685, PFLUGERVILLE, TX FROM GENERAL BUSINESS 1 (GB1) TO GENERAL BUSINESS 2 (GB2); TO BE KNOWN AS 612 FM 685 STORAGE REZONING (REZ1406-02) 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 August 4, 2014 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 shown in Exhibit A, from General Business 1 (GB1) 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) District, as applicable, and other applicable ordinances of the City of Pflugerville, Texas.

Section 2: This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, and this ordinance shall not operate to repeal or affect any other ordinances of the City of Pflugerville 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.

Section 3: 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 4. That this ordinance will become effective on its adoption and passage by the City Council.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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"

Ballentine  
3.161 Acres  
05/08/2014

Travis County, Texas  
Page 1 of 2  
FN14182

### METES AND BOUNDS DESCRIPTION

OF A 3.161 ACRE TRACT CONVEYED IN THE DEED TO WALDEN C. BALLENTINE, RECORDED IN VOLUME 11823, PAGE 1666 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3.161 ACRE TRACT BEING LOT 13B, BLOCK B, THE AMENDED RESUBDIVISION OF LOT 13, BLOCK B, WILLOW CREEK, SECTION ONE AS SHOWN UPON THE PLAT RECORDED IN VOLUME 90, PAGE 92 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A 1/2 INCH IRON FOUND IN THE NORTHWEST RIGHT-OF-WAY OF FARM TO MARKET ROAD NO. 685 FOR THE SOUTH CORNER OF SAID LOT 13B;

**THENCE**, N 60°10'03" W, DEPARTING SAID NORTHWEST RIGHT-OF-WAY, AND ALONG THE SOUTHWEST LINE OF SAID LOT 13B, A DISTANCE OF 399.57 FEET TO AN IRON ROD FOUND WITH PLASTIC CAP STAMPED 'HOLT CARSON';

**THENCE**, N 29°53'41" E, ALONG THE NORTHWEST LINE OF SAID LOT 13B, A DISTANCE OF 344.04 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID LOT 13B;

**THENCE**, S 60°12'00" E, WITH THE NORTHEAST LINE OF SAID LOT 13B, A DISTANCE OF 400.09 FEET TO A 1/2 INCH IRON ROD FOUND IN SAID NORTHWEST RIGHT-OF-WAY;

**THENCE**, S 29°58'49" W, ALONG SAID NORTHWEST RIGHT-OF-WAY, AND WITH THE SOUTHEAST LINE OF SAID LOT 13B, A DISTANCE OF 344.26 FEET TO THE **PLACE OF BEGINNING** OF AND CONTAINING 3.161 ACRES, MORE OR LESS.

BEARINGS SHOWN ARE BASED THE PLAT RECORDED IN VOLUME 90, PAGE 92 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

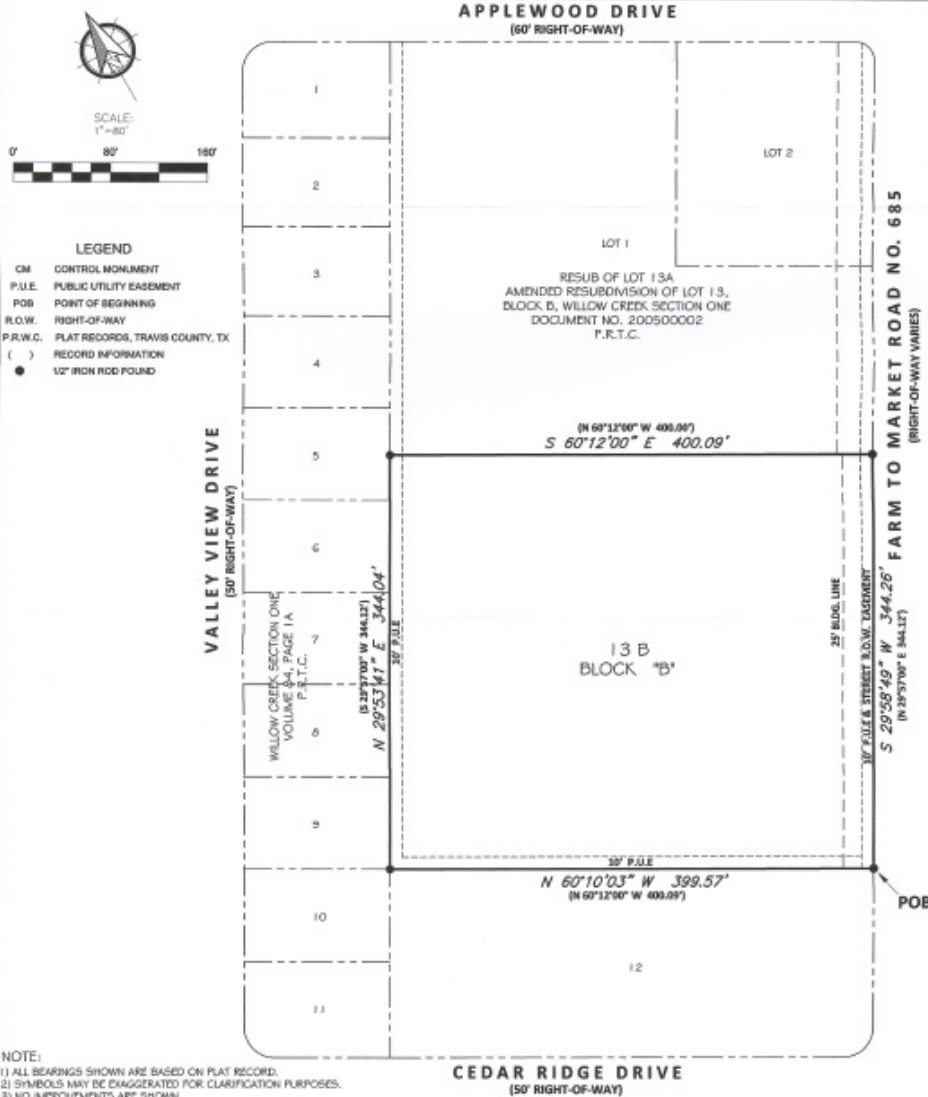
SEE PLAT OF EVEN DATE

DATE: 5/31/2014  
DODD SURVEYING & MAPPING  
PROFESSIONAL SURVEYORS  
112 W. PECAN STREET  
PFLUGERVILLE, TX 78660



*Fred L. Dodd Jr.*  
FRED L. DODD JR.  
RPLS NO. 6392  
STATE OF TEXAS

A SKETCH SHOWING LOT 13B, BLOCK B, THE AMENDED RESUBDIVISION OF LOT 13, BLOCK B, WILLOW CREEK, SECTION ONE ACCORDING TO THE PLAT RECORDED IN VOLUME 90, PAGE 92, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



**DODD**  
SURVEYING & MAPPING CO.  
PROFESSIONAL LAND SURVEYORS  
TEXAS FIRM LICENSE NO. 10193745

**FLOOD PLAIN NOTE:**

NO PORTION OF THIS TRACT IS WITHIN THE 100-YEAR FLOOD PLAIN ACCORDING TO FEMA FIRM NO. 48453C0280H, DATED SEPTEMBER 28, 2004 FOR TRAVIS COUNTY, TEXAS. THIS DOES NOT IMPLY THAT THIS LOT WILL NOT FLOOD NOR DOES IT CREATE A LIABILITY ON THIS SURVEYOR OR COMPANY IN ANY SUCH EVENT.

**SURVEYOR'S CERTIFICATION:**

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS SHOWN. A METES AND BOUNDS DESCRIPTION WAS PREPARED TO ACCOMPANY THIS SKETCH.

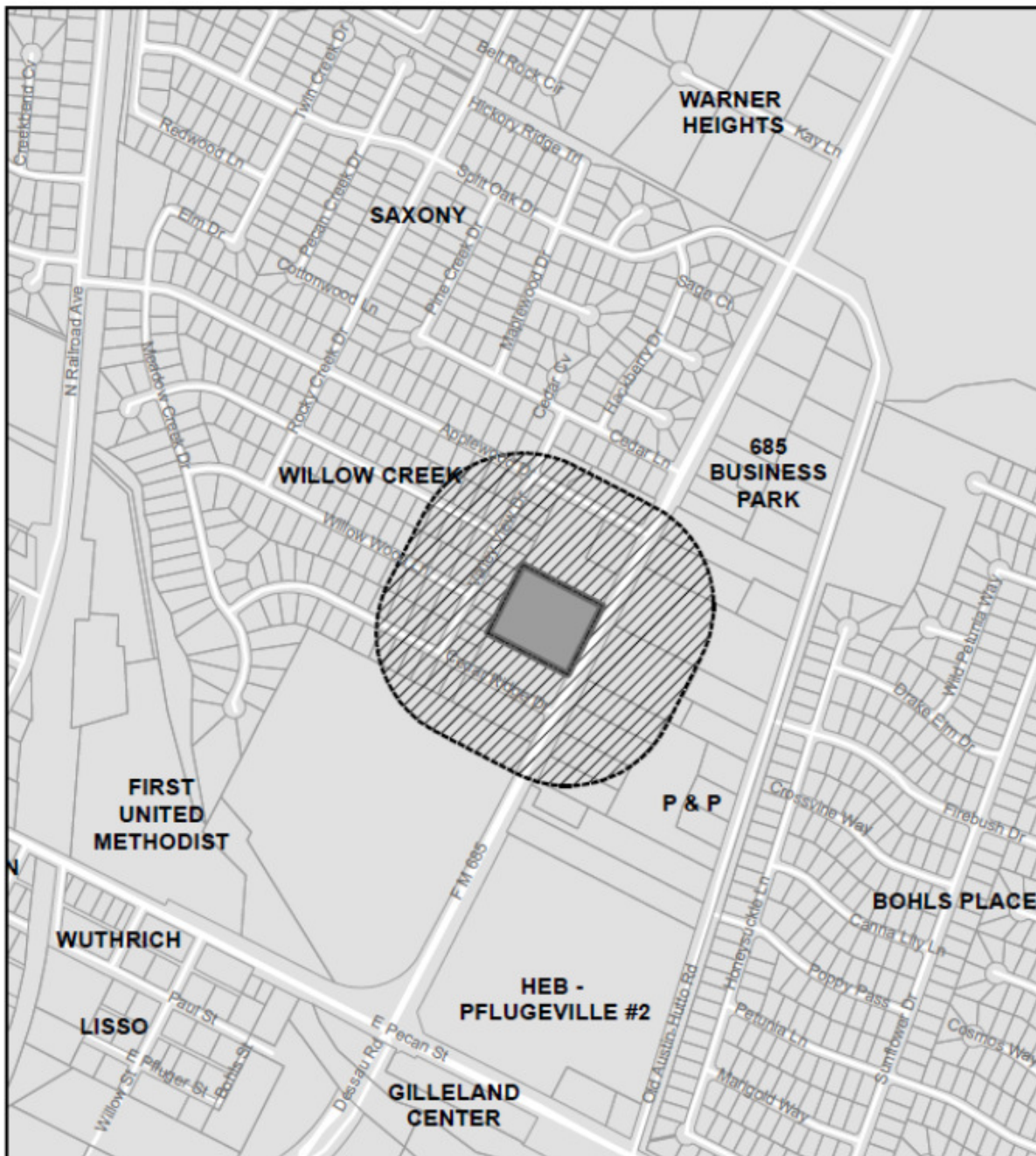
05-31-2014

*Fred L. Dodd Jr.*

QUESTIONS, COMMENTS, OR TO ORDER A SURVEY, PLEASE CONTACT US AT:  
INFO@DODDSURVEYING.COM

[WWW.DODDSURVEYING.COM](http://WWW.DODDSURVEYING.COM)

112 WEST PECAN STREET  
PFLUGERVILLE, TX 78660  
(512) 843-3633







**612 FM 685 Storage  
GB-1 to GB-2**

**Case Number:  
REZ1406-02**

**06/23/2014**

**Legend**

-  Subject Property
-  Notification Area
-  City Limits
-  ETJ

0 400 800 Feet



When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.



**Locator Map**

