

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 CHANGING THE ZONING DESIGNATION OF AN APPROXIMATE 1.6 ACRE TRACT OF LAND KNOWN AS LOT 2A, BLOCK E OF THE AMENDED PLAT OF BLOCK E 685 COMMERCIAL PARK SUBDIVISION, IN TRAVIS COUNTY, TEXAS, FROM GENERAL BUSINESS 2 (GB2) TO URBAN (LEVEL 4:CL4); TO BE KNOWN AS THE 20205 FM 685 REZONING (REZ2024-00109); 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 amend the zoning of an approximate 1.6-acre tract of land known as Lot 2A, Block E of the Amending Plat of Block E 685 Commercial Park Subdivision, in Travis County, Texas, from General Business 2 (GB2) to Urban (Level 4:CL4), 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 May 6, 2024, 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 change the zoning district of the property described in Exhibit A from General Business 2 (GB2) to Urban (Level 4:CL4) for an approximate 1.6-acre tract of land known as Lot 2A, Block E of the Amending Plat of Block E 685 Commercial Park Subdivision, in Travis County, Texas. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Urban (Level 4:CL4), 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 \_\_\_\_\_, 2024.

CITY OF PFLUGERVILLE,  
TEXAS

by:

\_\_\_\_\_  
VICTOR GONZALES, Mayor

ATTEST:

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TRISTA EVANS, City Secretary

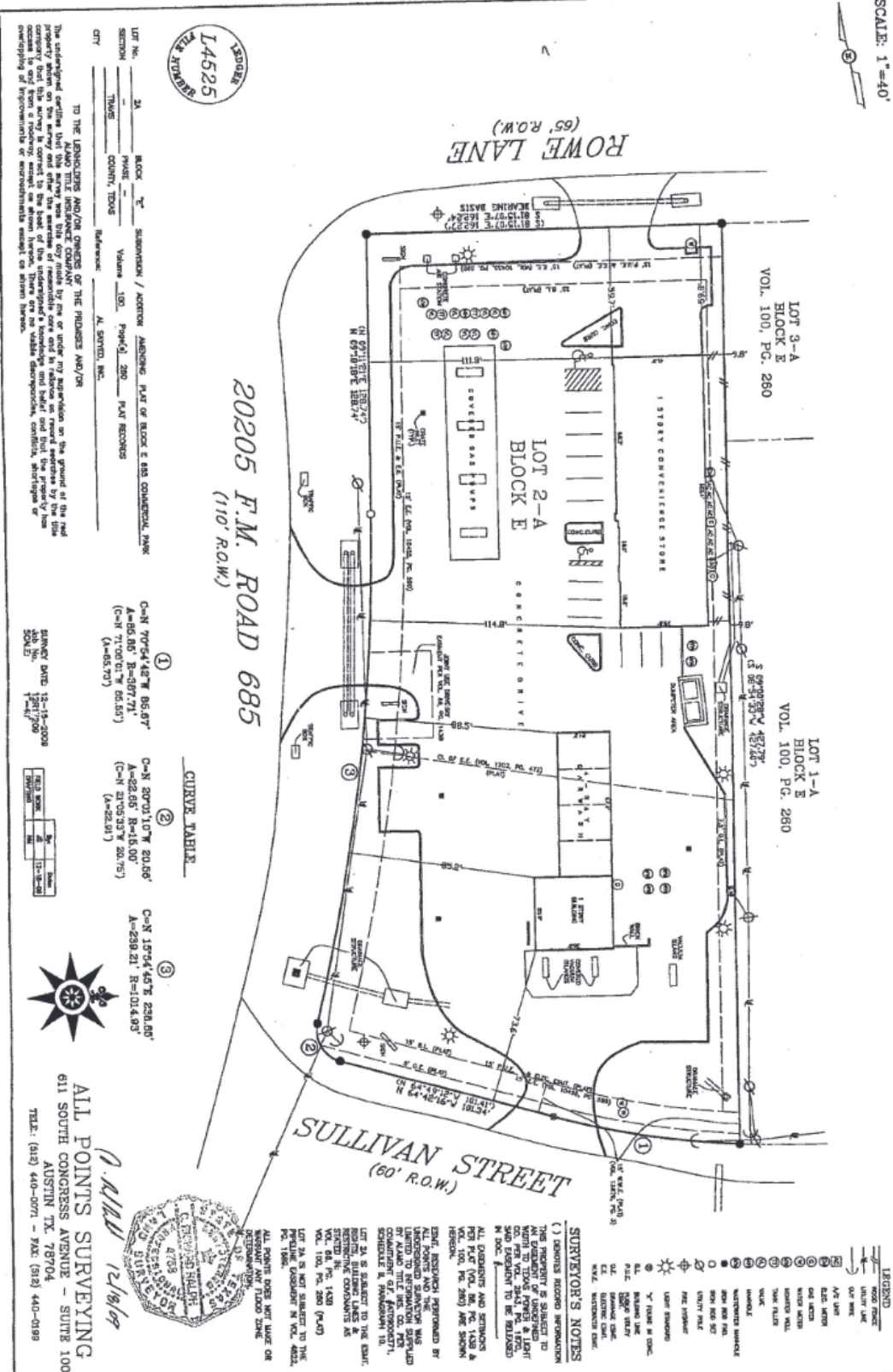
APPROVED AS TO FORM:

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

# EXHIBIT "A"

SCALE: 1"=40'



LOT 3-A BLOCK "E" SUBDIVISION / NORTHWARD ADJACENT PLAT OF BLOCK E 885 COMMERCIAL PLAZA  
 SECTION "THAMES" COUNTY, TEXAS Volume 100, Page(s) 280 PLAT RECORDS  
 CITY: THAMES COUNTY, TEXAS Reference: N. S.W. 100, PL. 280

LOT 1-A BLOCK "E" VOL. 100, PG. 280  
 LOT 2-A BLOCK "E" VOL. 100, PG. 280

TO THE LANDOWNER AND/OR OWNER OF THE PROPERTY AND/OR LAND TITLE INSURANCE COMPANY  
 The undersigned certifies that this survey was made by me or under my supervision on the ground at the site properly located and shown in correct to the best of the undersigned's knowledge and belief and that the property has been surveyed in accordance with the rules and regulations of the State of Texas. There are no valuable discrepancies, conflicts, mortgages or encumbrances of record or otherwise known to me, except as shown hereon.

CURVE TABLE

Curve No.	Stationing	Radius (R)	Chord (C)	Chord Bearing	Area (A)	Length (L)
1	C+1N 79°04'42" 86.67'	A=58.08' R=387.71'	C=171.53'	B=116.00'	65.283'	(A=58.08')
2	C+1N 89°03'10" 20.08'	A=28.85' R=116.00'	C=54.95'	B=20.75'	(A=22.81')	
3	C+1N 15°54'43" 228.80'	A=239.21' R=1014.93'	C=413.12'	B=1014.93'		

DATE: 12-15-2008  
 PLAN: 12/15/08  
 SHEET: 201



ALL POINTS SURVEYING  
 611 SOUTH CONGRESS AVENUE - SUITE 100  
 AUSTIN TX 78704  
 TEL: (512) 440-0071 - FAX: (512) 440-0199



**SURVEYOR'S NOTES**  
 (1) REFER TO RECORD INFORMATION FOR ANY NOTES.  
 THE PROPERTY IS SUBJECT TO ANY ENCUMBRANCES OF RECORD WHICH ARE SHOWN ON THESE PLATS AND WHICH ARE DEEMED TO BE RELIABLE.  
 ALL EXISTING AND SETBACKS PER PLAT VOL. 100, PL. 280 & VOL. 100, PL. 280 ARE SHOWN HEREAFTER.  
 ALL DIMENSIONS AND SETBACKS PER PLAT VOL. 100, PL. 280 & VOL. 100, PL. 280 ARE SHOWN HEREAFTER.  
 ALL POINTS AND THE UNADJUTED STATIONING WAS OBTAINED BY ME OR BY ANOTHER LICENSED SURVEYOR AND I AM NOT RESPONSIBLE FOR ANY DISCREPANCIES OR DISCREPANCIES.  
 LOT 2A IS NOT SUBJECT TO THE PERMITS DESCRIBED IN VOL. 100, PL. 280.  
 ALL NOTES ON THIS PLAT ARE SUBJECT TO THE RECORD INFORMATION.

