

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 17.654-ACRE TRACT OUT OF THE ELNATHAN BEBEE SURVEY NO. 5, ABSTRACT NO. 53 LOCATED BETWEEN PFENNIG LN AND BLACK LOCUST DR, GENERALLY NORTHEAST OF THE SWENSON FARMS BLVD AND PFENNIG LN INTERSECTION, FROM AGRICULTURE/CONSERVATION (A) TO SINGLE FAMILY MIXED USE (SF-MU); TO BE KNOWN AS THE KUEMPEL TRACT/PFENNIG LANE REZONING (REZ1506-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; 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 3, 2015 and voted for its approval with a vote of 5-0;

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; and 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. 1203-15-02-24, as amended, is amended to change the base zoning district of the property described in Exhibit A, from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) District.

The property described above may be developed and used in accordance with regulations established for the Single Family Mixed Use (SF-MU) 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 _____, 2015.

CITY OF PFLUGERVILLE, TEXAS

by: _____
JEFF COLEMAN, Mayor

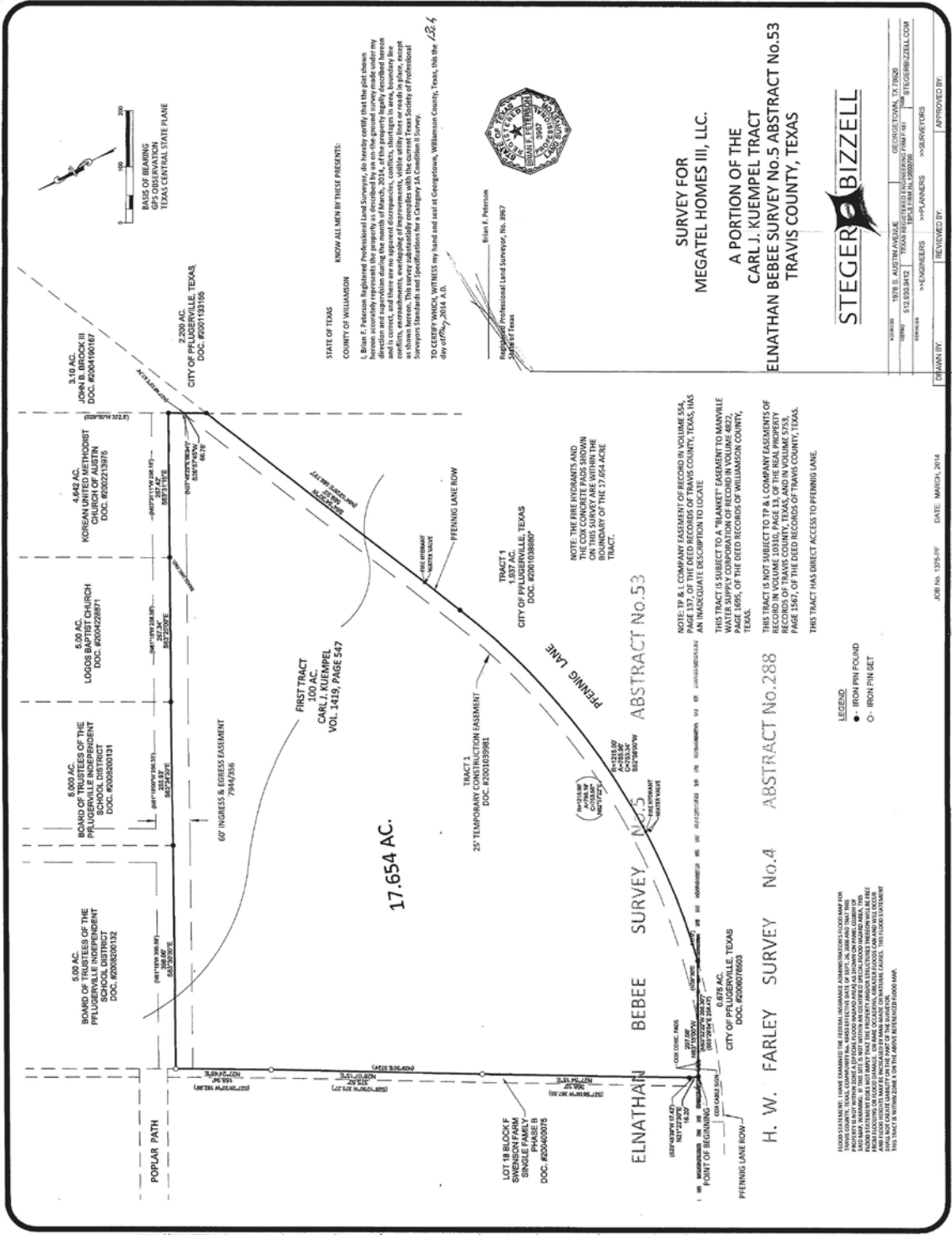
ATTEST:

KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"



STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS:
I, Brian F. Peterson, Registered Professional Land Surveyor, do hereby certify that the plat above herein accurately represents the property as described by an on-the-ground survey made under my direction and supervision during the month of March, 2014, of the property legally described herein and that the same complies with the provisions of the laws of the State of Texas, and that the survey, as shown hereon, complies with the current Texas Society of Professional Surveyors' standards and specifications for a Category "A" Condition Survey.

TO CERTIFY WHENCE, I witnessed my hand and seal at Georgetown, Williamson County, Texas, this the 26th day of April, 2014.



SURVEY FOR
MEGATEL HOMES III, LLC.
A PORTION OF THE
CARL J. KUEMPEL TRACT
ELNATHAN BEBEE SURVEY No. 5
ABSTRACT No. 53
TRAVIS COUNTY, TEXAS



1978 S. AUSTIN AVENUE
GEORGETOWN, TX 78602
512.930.6442
TELEPHONE
1111 P. HARMONY DRIVE, SUITE 100
GEORGETOWN, TX 78602
512.930.6442
FAX
STEGERBIZZELL.COM
WWW.STEGERBIZZELL.COM
ENGINEERS
PLANNERS
SURVEYORS

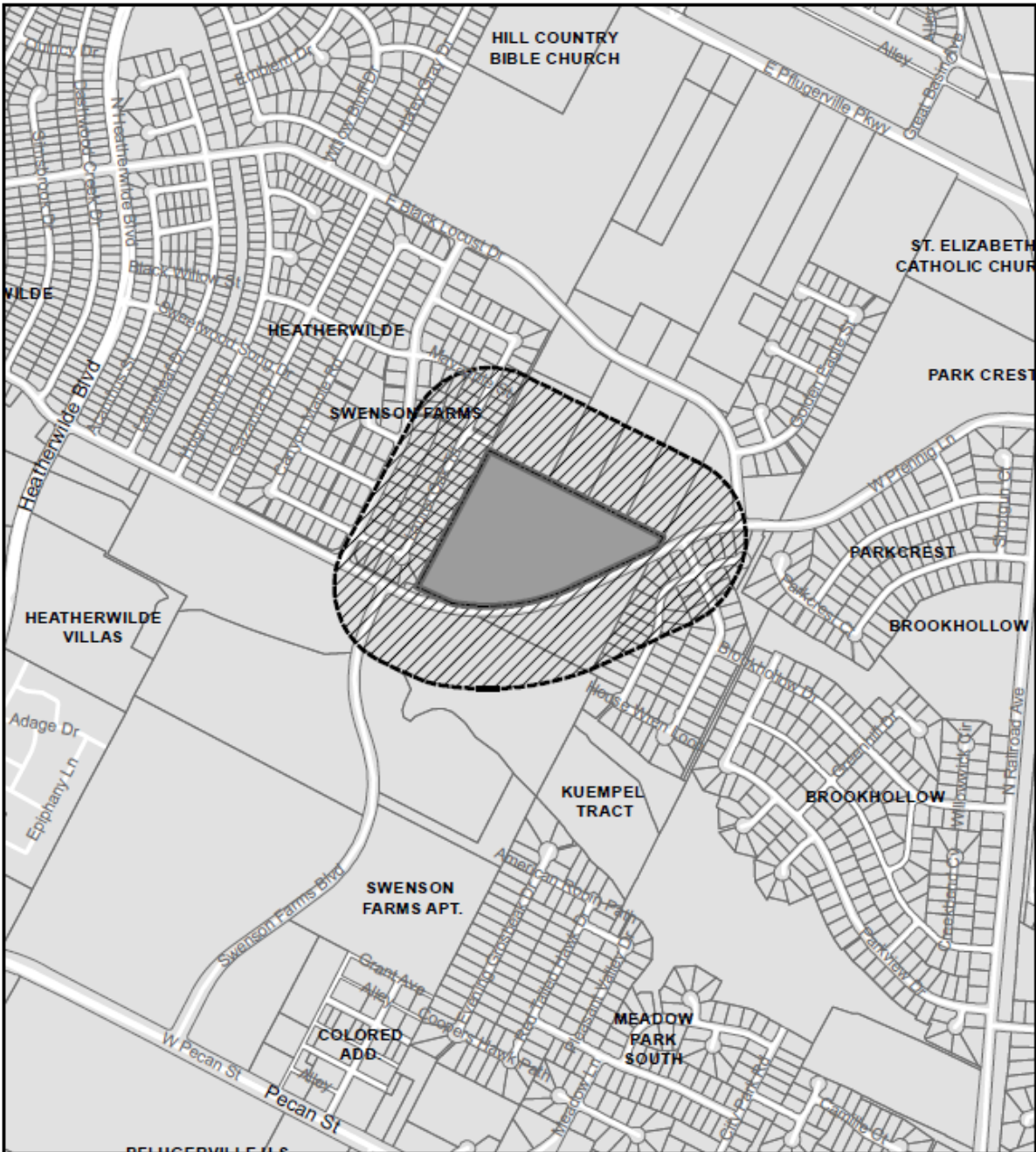
DATE: MARCH 2014

NOTE: TP & L COMPANY EASEMENT OF RECORD IN VOLUME 554, PAGE 137, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, HAS AN INADEQUATE DESCRIPTION TO LOCATE THIS TRACT IS SUBJECT TO A "BLANKET" EASEMENT TO MANVILLE WATER SUPPLY CORPORATION OF RECORD IN VOLUME 4822, PAGES 205, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
THIS TRACT IS NOT SUBJECT TO 8 L COMPANY EASEMENTS OF RECORD IN VOLUME 1010, PAGE 13, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOLUME 5753, PAGE 1567, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
THIS TRACT HAS DIRECT ACCESS TO PFENNING LANE.

NOTE: THE FIRE HYDRANTS AND THE CONCRETE PADS SHOWN ON THIS PLAT ARE THE BOUNDARY OF THE 17.654 ACRE TRACT.

FLOOD STATEMENTS: I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD MAP FOR TRAVIS COUNTY, TEXAS, AND HAVE DETERMINED THAT THIS PROPERTY IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD AND IS NOT IN AN AREA OF HIGH FLOOD HAZARD. I DO NOT GUARANTEE THAT THE PROPERTY IS NOT IN AN AREA OF SPECIAL FLOOD HAZARD AND I DO NOT GUARANTEE THAT THE PROPERTY IS NOT IN AN AREA OF HIGH FLOOD HAZARD. THE FLOOD STATEMENT ON THIS PLAT IS NOT A GUARANTEE OF FLOOD PROTECTION.

DATE: MARCH 2014







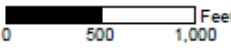
**Kuempel Tract
Pfennig Ln
(A to SF-MU)**

**Case Number:
REZ1506-01**

6/29/2015

Legend

-  Subject Property
-  Notification Area
-  ETJ
-  City Limits



N

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

