

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 20-ACRE TRACT OF LAND SITUATED IN THE E. KIRKLAND SURVEY, ABSTRACT NO. 458, SECTION NO. 7, IN PFLUGERVILLE, TEXAS, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) DISTRICT TO CORRIDOR URBAN LEVEL 4 (CL4) DISTRICT; TO BE KNOWN AS THE WEISS LANE MIXED USE REZONING (REZ2111-02); 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 20-acre tract of land situated in the E. Kirkland Survey, Abstract No. 458, Section No. 7, in Pflugerville, Texas, from Agriculture/Development Reserve (A) District to Corridor Urban Level 4 (CL4) District 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 January 3rd, 2022, 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 Agriculture/Development Reserve (A) District to Corridor Urban Level 4 (CL4) District for a 20-acre tract of land. The property described herein may be developed and used in accordance with regulations established for the zoning district of Corridor Urban Level 4 (CL4) District, 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 _____, 2022.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

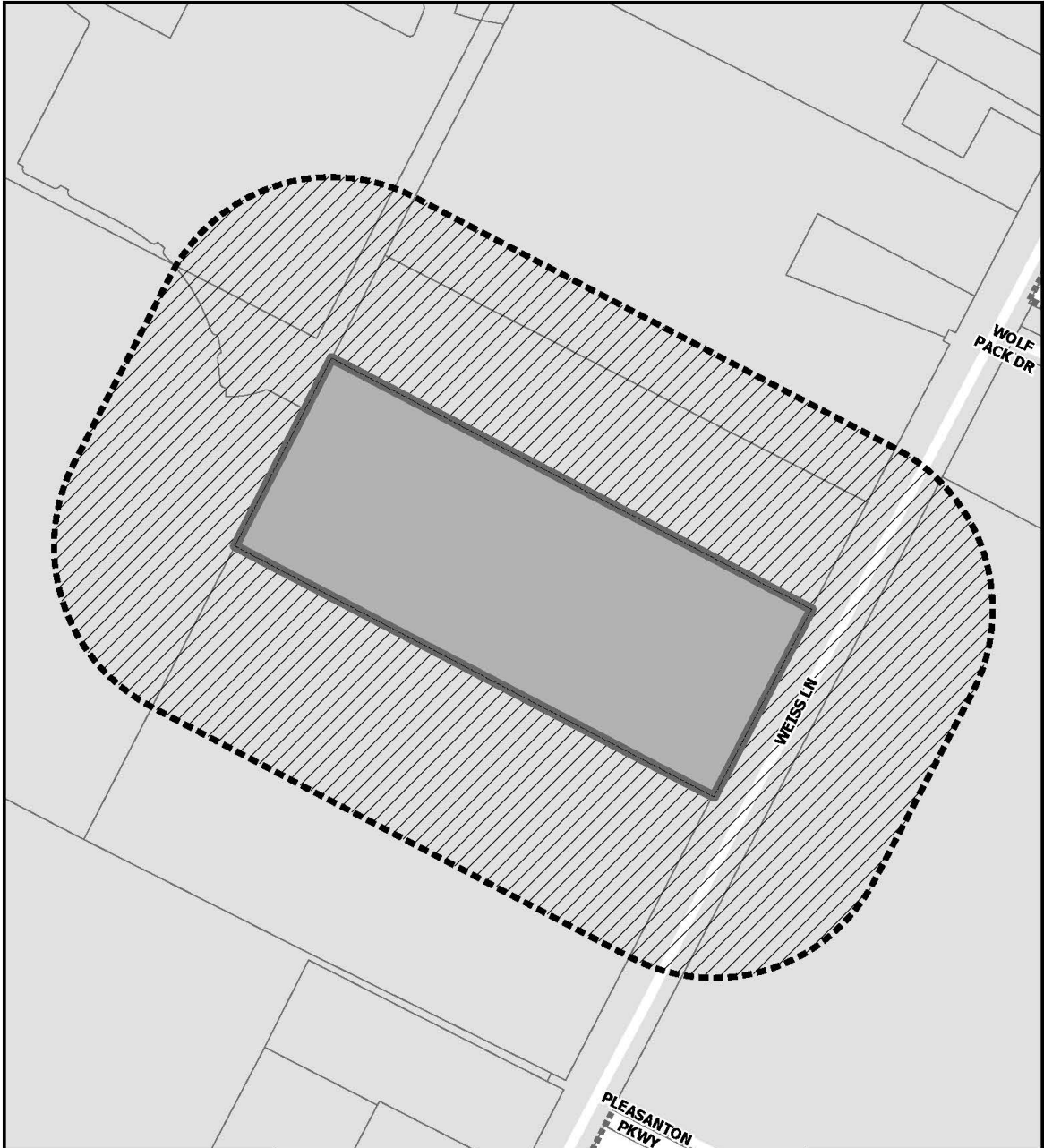
ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"



17314 Weiss Ln
(A to CL-4)

Case Number:
REZ2111-02

11/29/2021

Legend

- Rezoning
- Notification Area
- City Limits
- ETJ

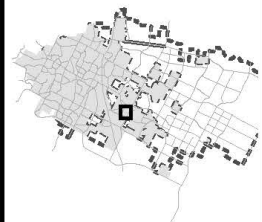
0 250 500 Feet



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



SURVEY

METES AND BOUNDS DESCRIPTION OF

20.00 ACRE TRACT OF LAND SITUATED IN THE E. KIRKLAND SURVEY, ABSTRACT 458, SECTION NUMBER 7, TRAVIS COUNTY TEXAS, AND BEING OUT OF A 32.290 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2021090817, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD ON THE SOUTHEASTERLY BOUNDARY LINE OF A 320.043 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2001065238, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; AND MARKING THE MOST NORTHERLY CORNER OF A 32.290 ACRE TRACT DESCRIBED IN A PARTITION DEED RECORDED IN DOCUMENT NUMBER 2001065238, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE N 27° 16' 44" E A DISTANCE OF 582.71 FEET, ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID 320.043 ACRE TRACT TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET BEARING S 27° 16' 44" W A DISTANCE OF 319.62 FEET FROM A 1/2-INCH IRON ROD FOUND MARKING THE MOST NORTHERLY CORNER OF SAID 32.290 ACRE TRACT;

THENCE S 62° 26' 12" E A DISTANCE OF 1495.66 FEET, DEPARTING THE SOUTHEASTERLY BOUNDARY LINE OF SAID 320.043 ACRE TRACT, ACROSS SAID 32.290 ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET ON THE NORTHWESTERLY RIGHT OF WAY LINE OF WEISS LANE, A VARIABLE WIDTH PUBLIC RIGHT OF WAY;

THENCE S 27° 33' 48" W A DISTANCE OF 583.41 FEET, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID WEISS LANE, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

THENCE N 62° 24' 35" W A DISTANCE OF 1492.76 FEET ALONG THE NORTHEASTERLY BOUNDARY LINE OF SAID 32.290 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND AND ASSOCIATES, INC.

