

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 ADDING THE GENERAL BUSINESS 1 (GB1) ZONING DISTRICT TO APPROXIMATELY 0.5897-ACRES, AND THE RETAIL (R) ZONING DISTRICT TO 0.8549-ACRES, ALL BEING A PORTION OF LOT 4B, BLOCK A OF THE REPLAT OF LOT 4B, BLOCK A AMENDING PLAT OF LOT 4, BLOCK A OF RESUBDIVISION OF LOT 2, BLOCK A SPRINGBROOK COMMERCIAL SUBDIVISION, IN TRAVIS COUNTY, TEXAS; TO BE KNOWN AS THE SCHULTZ LANE ZONING (REZ2024-00141); 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 add the zoning of General Business 1 (GB1) district to a 0.5897-acre tract of land and the zoning of Retail (R) district to an approximate 0.8549-acre tract of land, all being a portion of Lot 4B, Block A, Amending Plat of Lot 4, Block A of Resubdivision of Lot 2, Block A Springbrook Commercial Subdivision, in Travis County, Texas, 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 March 3, 2025, 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 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.

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 add the zoning of General Business 1 (GB1) district to a 0.5897-acre tract of land and the zoning of Retail (R) district to an approximate 0.8549-acre tract of land, all being a portion of Lot 4B, Block A, Amending Plat of Lot 4, Block A of Resubdivision of Lot 2, Block A Springbrook Commercial 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 General Business 1 (GB1) district and Retail (R) 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 _____, 2025.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

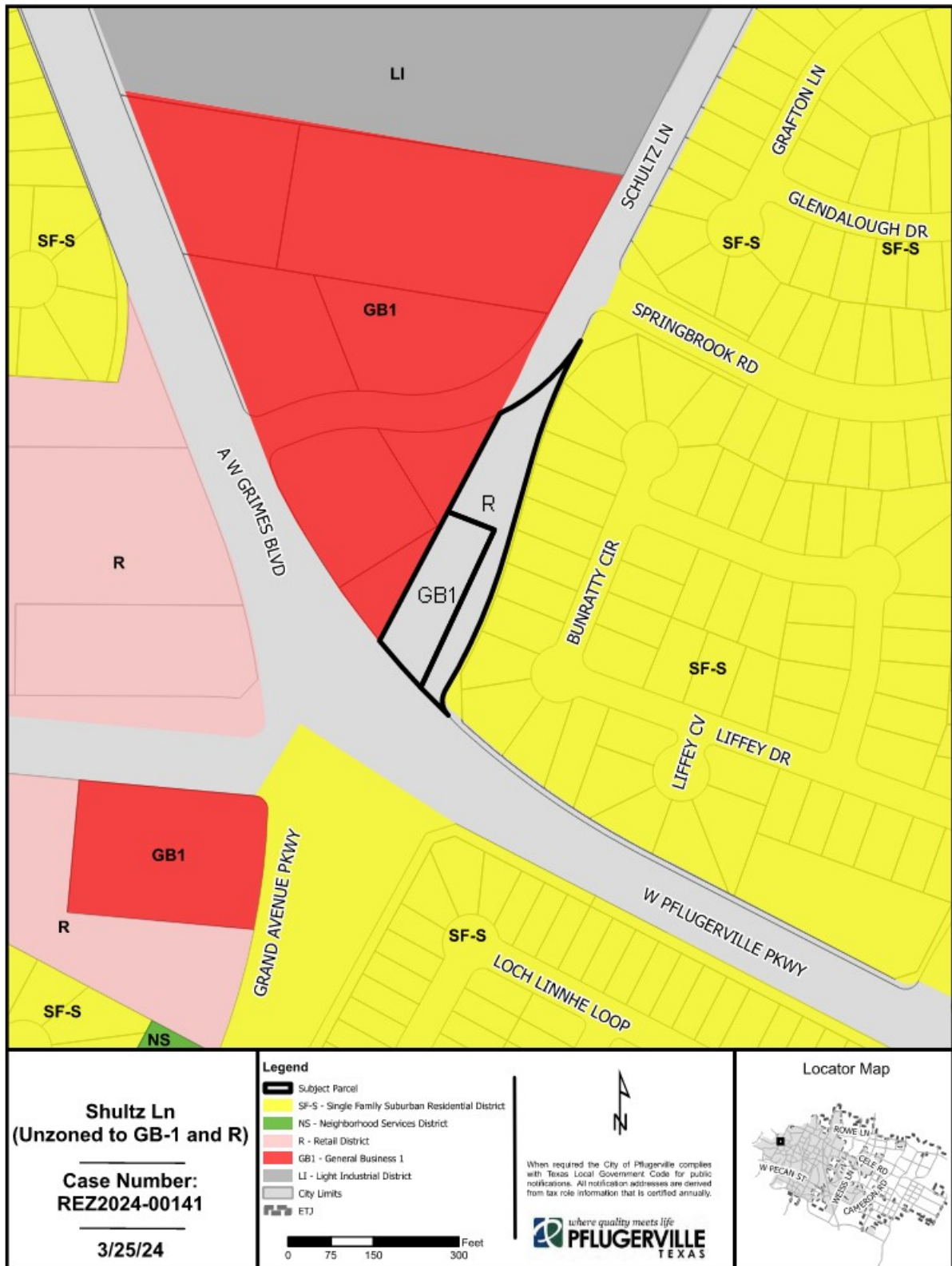
ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"





General Business 1 (GB1) Tract

METES & BOUNDS DESCRIPTION

BEING 0.5897 OF AN ACRE (25,687 SQUARE FEET) REZONING AREA, LOCATED WITHIN LOT 4B, BLOCK A, REPLAT OF LOT 4B, BLOCK A, AMENDING PLAT OF LOT 4, BLOCK A, OF RESUBDIVISION OF LOT 2, BLOCK A, SPRINGBROOK COMMERCIAL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NUMBER 20120007, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.5897 OF AN ACRE (25,687 SQUARE FEET) BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT WITHIN SAID LOT 4B, BEING IN THE FORMER SOUTHEAST LINE OF LOT 4, BLOCK A OF THE RESUBDIVISION OF LOT 2, BLOCK A, SPRINGBROOK COMMERCIAL, A MAP OR PLAT THEREOF RECORDED UNDER VOLUME 100, PAGE 197 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST LINE OF A 15 FOOT WIDE PUBLIC UTILITY EASEMENT PER SAID PLAT (VOLUME 100, PAGE 197), AND SAME BEING IN A CURRENT SOUTHEAST ZONING LINE, FROM WHICH AN IRON ROD WITH CAP, FOUND FOR THE INTERIOR WEST CORNER OF SAID LOT 4B, BEARS S 36°43'25" W, 32.09 FEET;

THENCE, OVER AND ACROSS SAID LOT 4B, THE FOLLOWING COURSES AND DISTANCES:


1. S 68°26'45" E, 85.43 FEET TO A CALCULATED POINT,
2. S 25°07'05" W, 303.60 FEET TO A CALCULATED POINT IN A CURVE TO THE RIGHT FOR SOUTHWEST LINE OF SAID LOT 4B, SAME BEING THE NORTHEAST RIGHT OF WAY LINE OF A.W. GRIMES BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY PER SAID SUBJECT REPLAT (DOCUMENT NUMBER 20120007);

THENCE, WITH THE NORTHEAST RIGHT OF WAY LINE OF A.W. GRIMES BOULEVARD, COMMON WITH THE SOUTHWEST LINE OF LOT 4B, WITH SAID CURVE TO THE RIGHT, DEFINED BY A RADIUS OF 1,517.50 FEET, AN ARC LENGTH OF 105.44 FEET, AND A CHORD WHICH BEARS N 41°40'46" W, 105.41 FEET, TO A CALCULATED POINT IN SAID CURRENT SOUTHEAST ZONING LINE, FROM WHICH AN IRON ROD WITH CAP, FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 4B, BEARS N 37°28'15" W, 117.46 FEET;

THENCE, N 27°42'39" E, OVER AND ACROSS SAID LOT 4B, WITH SAID CURRENT SOUTHEAST ZONING LINE, FOR A DISTANCE OF 257.02 FEET, BACK TO THE **POINT OF BEGINNING** OF THE REZONING AREA HEREIN DESCRIBED, CONTAINING 0.5897 OF AN ACRE (25,687 SQUARE FEET), MORE OR LESS.

Basis of bearing is the Texas Coordinate System, Central Zone [4203], NAD83. All distances (U.S. Survey Feet) are grid.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Garrett Cavaliuolo - RPLS# 6714
Garrett@MCSurveyTX.com
TBPELS FIRM# 10194678
PRJ# 0152-TR109A

1/28/2025

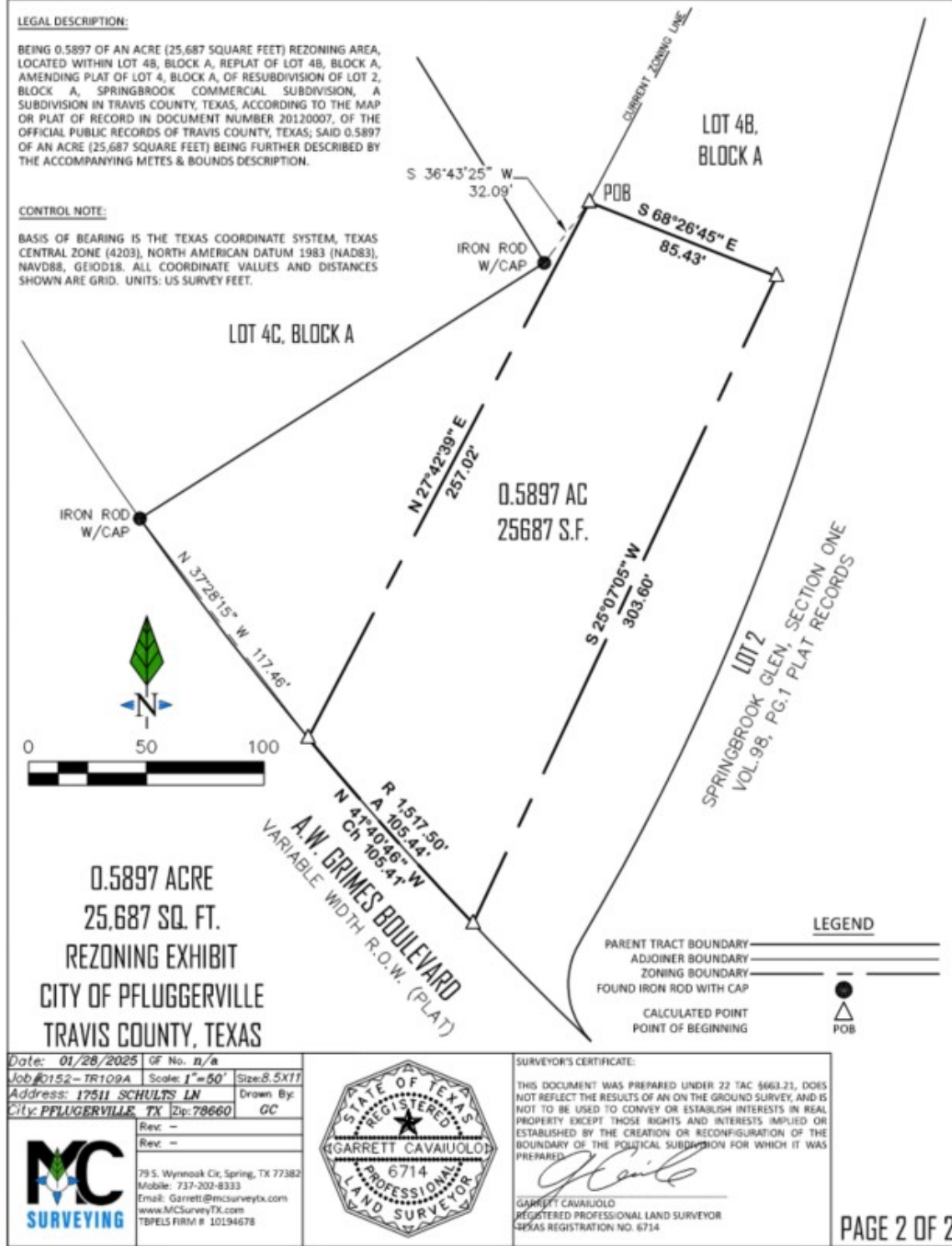


LEGAL DESCRIPTION:

BEING 0.5897 OF AN ACRE (25,687 SQUARE FEET) REZONING AREA, LOCATED WITHIN LOT 4B, BLOCK A, REPLAT OF LOT 4B, BLOCK A, AMENDING PLAT OF LOT 4, BLOCK A, OF RESUBDIVISION OF LOT 2, BLOCK A, SPRINGBROOK COMMERCIAL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NUMBER 20120007, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.5897 OF AN ACRE (25,687 SQUARE FEET) BEING FURTHER DESCRIBED BY THE ACCOMPANYING METES & BOUNDS DESCRIPTION.

CONTROL NOTE:

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (NAD83), NAVD88, GEIOD18. ALL COORDINATE VALUES AND DISTANCES SHOWN ARE GRID. UNITS: US SURVEY FEET.



0.5897 ACRE
25,687 SQ. FT.
REZONING EXHIBIT
CITY OF PFLUGGERVILLE
TRAVIS COUNTY, TEXAS

| | |
|------------------------------------|---------------|
| Date: 01/28/2025 | OF No. n/a |
| Job #2152-TR109A | Scale: 1"=50' |
| Address: 17511 SCHULTS LN | Drawn By: GC |
| City: PFLUGGERVILLE, TX | Zip: 78660 |
| Rev: - | |
| Rev: - | |
| 79 S. Wynnok Cir, Spring, TX 77382 | |
| Mobile: 737-202-8333 | |
| Email: Garrett@mcsurveytx.com | |
| www.MCSurveyTX.com | |
| TBPELS FIRM # 10194678 | |



SURVEYOR'S CERTIFICATE:

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Garrett Cavauiolo

GARRETT CAVAIUOLO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6714



Retail (R) Tract

METES & BOUNDS DESCRIPTION

BEING 0.8549 OF AN ACRE (37,238 SQUARE FEET) REZONING AREA, BEING PART OF LOT 4B, BLOCK A, REPLAT OF LOT 4B, BLOCK A, AMENDING PLAT OF LOT 4, BLOCK A, OF RESUBDIVISION OF LOT 2, BLOCK A, SPRINGBROOK COMMERCIAL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN DOCUMENT NUMBER 20120007, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.8549 OF AN ACRE (37,238 SQUARE FEET) BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT WITHIN SAID LOT 4B, BEING IN THE FORMER SOUTHEAST LINE OF LOT 4, BLOCK A OF THE RESUBDIVISION OF LOT 2, BLOCK A, SPRINGBROOK COMMERCIAL, A MAP OR PLAT THEREOF RECORDED UNDER VOLUME 100, PAGE 197 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING IN THE SOUTHEAST LINE OF A 15 FOOT WIDE PUBLIC UTILITY EASEMENT PER SAID PLAT (VOLUME 100, PAGE 197), AND SAME BEING IN A CURRENT SOUTHEAST ZONING LINE, FROM WHICH AN IRON ROD WITH CAP, FOUND FOR THE INTERIOR WEST CORNER OF SAID LOT 4B, BEARS S 36°43'25" W, 32.09 FEET;

THENCE, N 27°42'39" E, OVER AND ACROSS LOT 4B, WITH SAID CURRENT SOUTHEAST ZONING LINE, FOR A DISTANCE OF 194.61 FEET TO A CALCULATED POINT IN THE NORTH LINE OF LOT 4B, SAME BEING THE SOUTH RIGHT OF WAY LINE OF SCHULTZ LANE, A 70 FOOT WIDE RIGHT OF WAY ACCORDING TO DOCUMENT NUMBER 20091397730 OF SAID OFFICIAL RECORDS, AND SAME BEING IN A CURVE TO THE LEFT;

THENCE, WITH THE SOUTH RIGHT OF WAY LINE OF SCHULTZ LANE, COMMON WITH THE NORTH LINE OF LOT 4B, WITH SAID CURVE TO THE LEFT, DEFINED BY A RADIUS OF 335.03 FEET, AN ARC LENGTH OF 192.23 FEET, AND A CHORD WHICH BEARS N 47°38'49" E, 189.60 FEET TO AN IRON ROD WITH PLASTIC CAP, FOUND FOR THE NORTH CORNER OF LOT 4B, SAME BEING A POINT IN THE WEST LINE OF LOT 2 OF SPRINGBROOK GLEN, SECTION ONE, A MAP OR PLAT THEREOF RECORDED UNDER VOLUME 98, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, WITH THE COMMON LINE OF LOT 4B AND SAID LOT 2 (SPRINGBROOK GLEN), THE FOLLOWING COURSES AND DISTANCES:

1. S 27°38'02" W, 20.12 FEET TO AN IRON ROD WITH "6714" CAP, FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
2. WITH SAID CURVE TO THE LEFT, DEFINED BY A RADIUS OF 965.01 FEET, AN ARC LENGTH OF 202.91 FEET, AND A CHORD WHICH BEARS, S 21°32'18" W, 202.54 FEET TO A 1/2 INCH IRON ROD, FOUND,
3. S 15°35'24" W, 162.00 FEET TO AN IRON ROD WITH "CHAPARRAL" CAP, FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT,
4. WITH SAID CURVE TO THE RIGHT, DEFINED BY A RADIUS OF 1,035.00 FEET, AN ARC LENGTH OF 274.74 FEET, AND A CHORD WHICH BEARS S 23°06'15" W, 273.93 FEET TO AN IRON ROD WITH "3693" CAP, FOUND AT THE BEGINNING OF A CURVE TO THE LEFT,
5. WITH SAID CURVE TO THE LEFT, DEFINED BY A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 47.23 FEET, AND A CHORD WHICH BEARS S 07°51'40" E, 43.72 FEET TO AN IRON ROD WITH "3693" CAP, FOUND FOR THE SOUTHEAST CORNER OF LOT 4B, SAME BEING A SOUTHWEST CORNER OF SAID LOT 2 (SPRINGBROOK GLEN), AND SAME BEING A POINT IN A CURVE TO THE RIGHT IN THE NORTH RIGHT OF WAY LINE OF A.W. GRIMES BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY ACCORDING TO THE SAID SPRINGBROOK COMMERCIAL PLAT;




THENCE, WITH THE SOUTH LINE OF LOT 4B, COMMON WITH THE NORTH RIGHT OF WAY LINE OF A.W. GRIMES BOULEVARD, WITH SAID CURVE TO THE RIGHT, DEFINED BY A RADIUS OF **1,517.50** FEET, AN ARC LENGTH OF **72.51** FEET, AND A CHORD WHICH BEARS, **N 45°02'19" W, 72.50** FEET TO A CALCULATED POINT;

THENCE, OVER AND ACROSS SAID LOT 4B, THE FOLLOWING COURSES AND DISTANCES:

1. **N 25°07'05" E, 303.60** FEET TO A CALCULATED POINT,
2. **N 68°26'45" W, A DISTANCE OF 85.43** FEET, BACK TO THE **POINT OF BEGINNING** OF THE REZONING AREA HEREIN DESCRIBED, CONTAINING 0.8549 OF AN ACRE (37,238 SQUARE FEET), MORE OR LESS.

Basis of bearing is the Texas Coordinate System, Central Zone [4203], NAD83. All distances (U.S. Survey Feet) are grid.

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LEGAL DESCRIPTION:

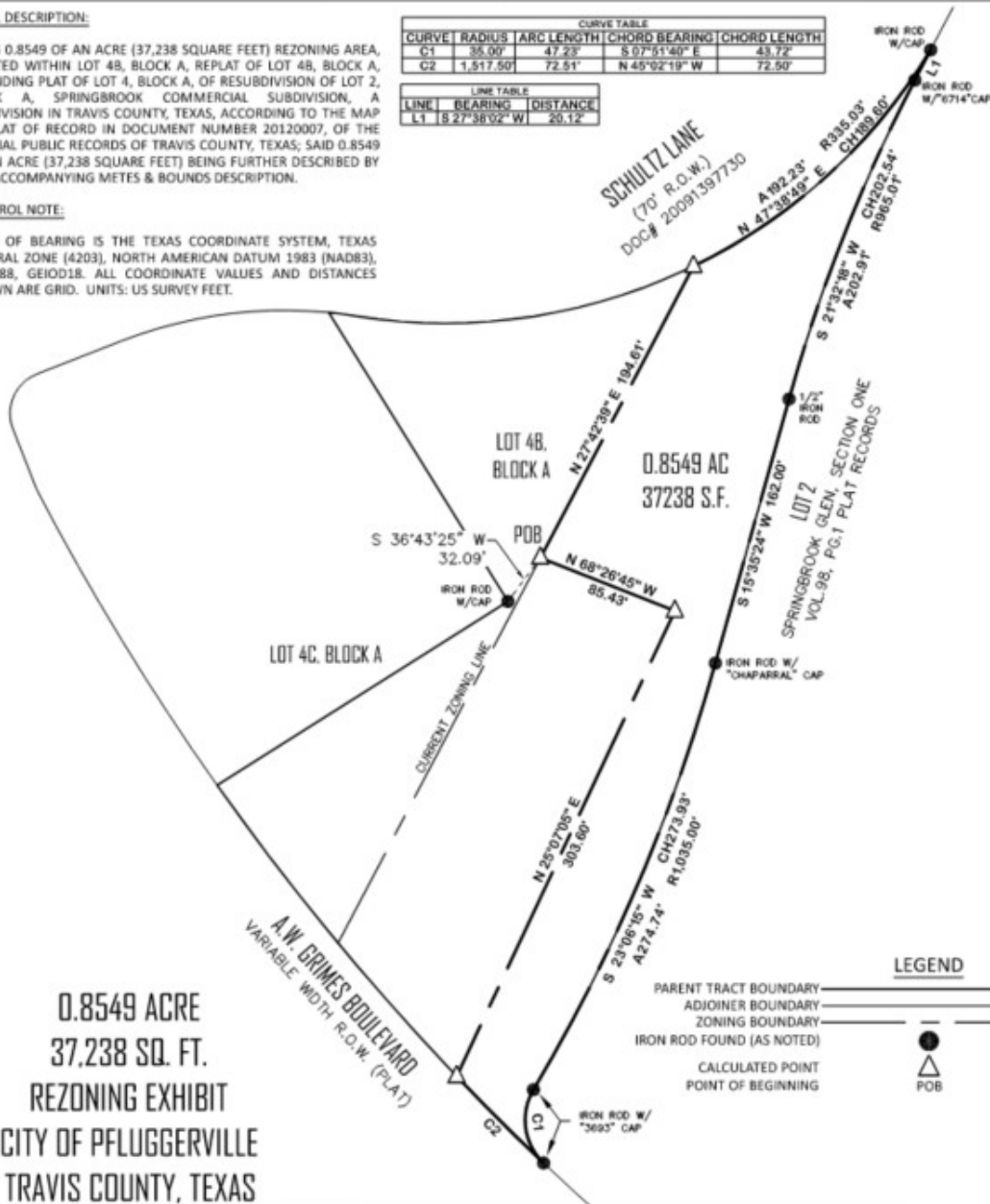
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| CURVE TABLE | | | | |
|-------------|-----------|------------|---------------|--------------|
| CURVE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 35.00' | 47.23' | S 07°51'40" E | 43.72' |
| C2 | 1,517.50' | 72.51' | N 45°02'19" W | 72.50' |

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 27°38'02" W | 20.12' |



0.8549 ACRE
37,238 SQ. FT.
REZONING EXHIBIT
CITY OF PFLUGGERVILLE
TRAVIS COUNTY, TEXAS

| | |
|-------------------------------------|---------------|
| Date: 01/30/2025 | GF No. n/a |
| Job # 0152-TR109A | Scale: 1"=80' |
| Address: 17511 SCHULTZ LN | Drawn By: GC |
| City: PFLUGGERVILLE, TX | Zip: 78660 |
| Rev: - | |
| Rev: - | |
| 79 S. Wynnoak Cir, Spring, TX 77382 | |
| Mobile: 737-202-8333 | |
| Email: Garrett@mcsurveytx.com | |
| www.MCSurveyTX.com | |
| TBP/ELS FIRM # 10194678 | |



SURVEYOR'S CERTIFICATE:
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