

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 BASE ZONING DESIGNATION OF THE NORTH 60 FEET OF SOUTH 80 FEET OF EAST 90 FEET OF LOT 4, BLOCK 10 PFLUGERVILLE SUBDIVISION, AN APPROXIMATE 5,400 SQ. FT. LOT LOCALLY ADDRESSED AS 306 N. FIRST STREET, LOCATED GENERALLY SOUTHWEST OF THE N. FIRST STREET AND E. WILBARGER STREET INTERSECTION FROM SINGLE FAMILY SUBURBAN (SF-S) TO OFFICE (O) DISTRICT; TO BE KNOWN AS THE 306 N. FIRST STREET REZONING (REZ2004-01); 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 base zoning district of an approximate 5,400 sq. ft. lot, located generally southwest of the N. First Street and E. Wilbarger Street intersection, from Single Family Suburban (SF-S) to Office (O) 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 May 4, 2020 and voted affirmatively in favor of its approval of the Proposed Zoning with a vote of 6-1; 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 base zoning district of the property described in Exhibit A, from Single Family Suburban (SF-S) to Office (O) District. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Office (O) 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 _____, 2020.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

ATTEST:

KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"

FIELD NOTES FOR
PART OF LOT 4, BLOCK "10"
TOWN OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A TRACT OF LAND BEING PART OF LOT 4, BLOCK "10", TOWN OF PFLUGERVILLE, A SUBDIVISION RECORDED IN BOOK 2, PAGE 156 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING THAT TRACT OF LAND CONVEYED TO BRD HOLDINGS, LTD. BY DEED RECORDED IN DOCUMENT No. 2005047580 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the westerly right-of-way line of North First Street, at the southeast corner of a tract of land conveyed to Joe and Esther H. Castillo by deed recorded in Volume 13148, Page 1864 of the Real Property Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, along the westerly right-of-way line of North First Street, **S 30°00'00"W**, a distance of **60.19 FEET** to a ½" iron rod with a cap stamped "SNS" found at the northeast corner of a tract of land conveyed to Keith Gray by deed recorded in Document No. 2004193084 of the Official Public Records of Travis County, Texas, for the southeast corner of the tract herein described;

THENCE, departing the westerly right-of-way line of North First Street and crossing into Lot 4 with the common line of said Gray tract and the tract herein described, **N 59°25'04"W**, a distance of **90.00 FEET** to a ½" iron rod found at the southeast corner of a tract of land owned by Lucine Isaac and Helen Fair according to the Travis Central Appraisal District, for the southwest corner of the tract herein described;

THENCE, departing the northerly line of said Gray tract and along the common line of said Isaac and Fair tract and the tract herein described, **N 30°26'32"E**, a distance of **60.32 FEET** to a ½" iron rod found at the southwest corner of the aforementioned Castillo tract, for the northwest corner of the tract herein described;

THENCE, departing the easterly line of said Isaac and Fair tract and along the common line of said Castillo tract and the tract herein described, **S 59°20'02"E**, a distance of **89.53 FEET** to the **POINT OF BEGINNING**.

See SNS Engineering "Plat of Survey" No. 051119, page 2 of 2 attached hereto and made a part hereof.

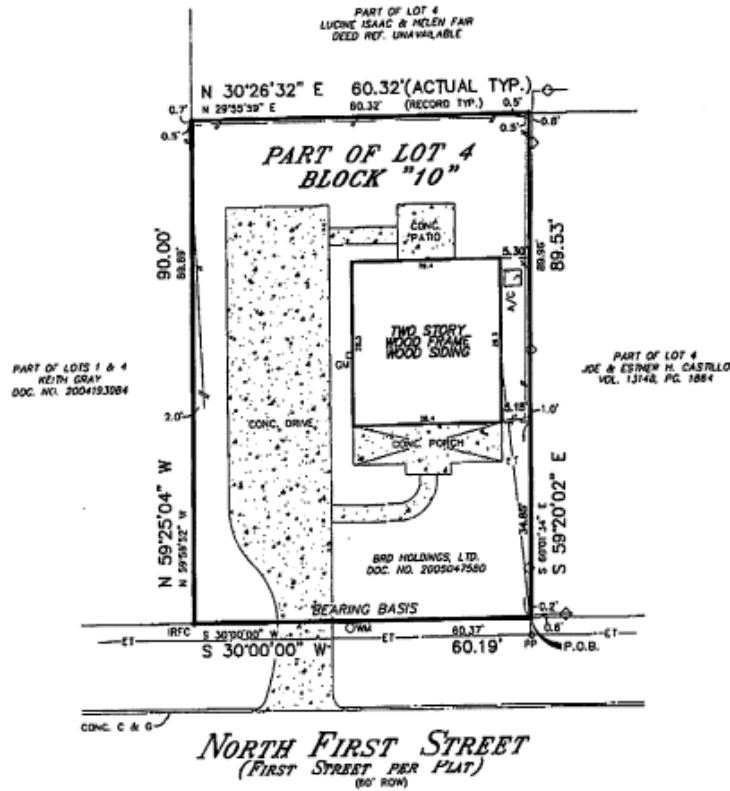


Mary P. Hawkins
Registered Professional Land Surveyor No. 4433
State of Texas



LEGEND

- PPH POWER POLE
- ET OVERHEAD ELEC./TELE. LINE
- OWM WATER METER
- OWM GAS METER
- CHL CHAIN LINK FENCE
- W F WOOD FENCE
- IRFC 1/2" IRON ROD FOUND W/ CAP STAMPED "SNS"



* PART OF LOT 4 (FIELD NOTES ATTACHED)

PLAT OF SURVEY

Survey No. 051119

SCALE: 1" = 20'

or 0507356-GRT

Sold lot is in Zone X, as identified by the
Federal Emergency Management Agency on
Community Panel No. 48453C 0075E
Dated: JUNE 16, 1993

LOT NO. 10 BLOCK NO. "10"

ADDITION OR SUBDIVISION TOWN OF PFLUGERVILLE, VOLUME 2, PAGE 156, PLAT RECORDS
STREET ADDRESS 306 NORTH FIRST STREET CITY PFLUGERVILLE COUNTY TRAVIS
SUBDIVISION FOR BRD HOLDINGS, LTD. REFERENCE NANCY LEBRETT & ASSOCIATES, INC.
TO: INDEPENDENCE TITLE COMPANY & FIDELITY NATIONAL TITLE INSURANCE COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR RIGHTS OF
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCORD TO A REGISTERED ROADWAY, EXCEPT AS SHOWN HEREON.
SNS ENGINEERING, INC.

12466 Los Indios Trail, Suite 101
Austin, Texas 78729

(512) 335-3944 * (512) 250-8685 (Fax) W/M

531/36, 545/10

All corners are 1/2-inch iron rod found unless
otherwise noted. To the best of the holder's and/or
the owner's of the premises surveyed.



Mary P. Hawkins
Date: 12-09-2005







**306 N First St
(SF-S to O)**


**Case Number:
REZ2003-01**

3/2/2020

Legend

-  Rezoning
-  Notification Area
-  City Limits
-  ETJ

0 100 200 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

