

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 APPROVING A SPECIFIC USE PERMIT FOR A WIRELESS TELECOMMUNICATIONS FACILITY ON AN APPROXIMATELY 13.208-ACRE TRACT OF LAND ZONED PLANNED UNIT DEVELOPMENT (PUD) GENERALLY LOCATED EAST OF FM 685 AND NORTH OF MURCHISON RIDGE TRAIL, SITUATED IN FALCON POINTE SECTION 4A, LOT 1A, PFLUGERVILLE, TEXAS, TO BE KNOWN AS THE POINT OF GRACE SPECIFIC USE PERMIT (2024-4-SUP); PROVIDING A CUMULATIVE AND REPEALER CLAUSE; PROVIDING FOR A NON-SEVERABILITY CLAUSE; 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, a petition for a Specific Use Permit has been made by the property owner in conformance with the procedures of the City’s Code of Ordinances, Chapter 157, Unified Development Code, for property depicted and described in **Exhibit “A”**, which is attached hereto and incorporated herein for all purposes (the “Proposed Zoning”); and

WHEREAS, the Planning and Zoning Commission held a public hearing on September 18, 2023, and determined that the petition and associated application for the Specific Use Permit met the requirements of Chapter 157, Subchapter 3 (Specific Use Permits) and Subchapter 4 (Zoning Districts and Use Regulations), and recommended approval of the Specific Use Permit for a wireless telecommunications facility on the subject site; 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 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 3. The City Council amends the Official Zoning Map of the City, adopted in Ordinance No. 1203-15-02-24, as amended, to apply the Specific Use Permit to the PUD district of the property, which is described as an approximately 13.208-acre tract of land generally located east of FM 685 and north of Murchison Ridge Trail, situated in Falcon Pointe Section 4A, Lot 1A, located within Pflugerville, Travis County, Texas, as shown in **Exhibit A**.

SECTION 4. Conditions Accepted by Applicant. The property described herein may be developed and used in accordance with regulations established by this Specific Use Permit, as provided in **Exhibit “B”** (“Conditions”) and **Exhibit “C”** (“Conceptual Site Details”) and all other applicable ordinances of the City, which are incorporated herein; and the applicant, owner and grantees have accepted the terms thereof, all of which are required by Chapter 157, Subchapter 3, of the Unified Development Code.

SECTION 5. Cumulative and Repealer Clause. This ordinance shall be cumulative of all other ordinances of the City, 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 6. Non-Severability Clause. If any provision of the ordinance is illegal, invalid, or unenforceable under present or future laws, the remainder of this ordinance will be void and the property will revert back to the zoning in place before this ordinance’s effective date.

SECTION 7. Effective Date. This ordinance will take effect upon its adoption by the City Council and publication of the caption hereof in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this _____ day of _____, 2023.

CITY OF PFLUGERVILLE, TEXAS

by:

VICTOR GONZALES, Mayor

ATTEST:

TRSITA EVANS, City Secretary

APPROVED AS TO FORM:

CHARLIE ZECH, City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.

EXHIBIT "A"

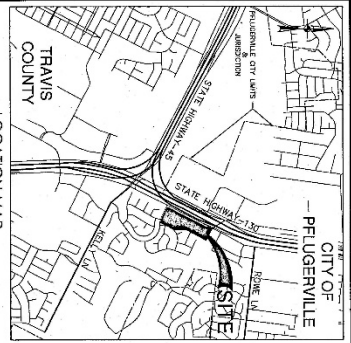
\$102.00

7-15-2021

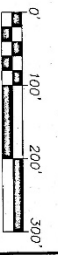
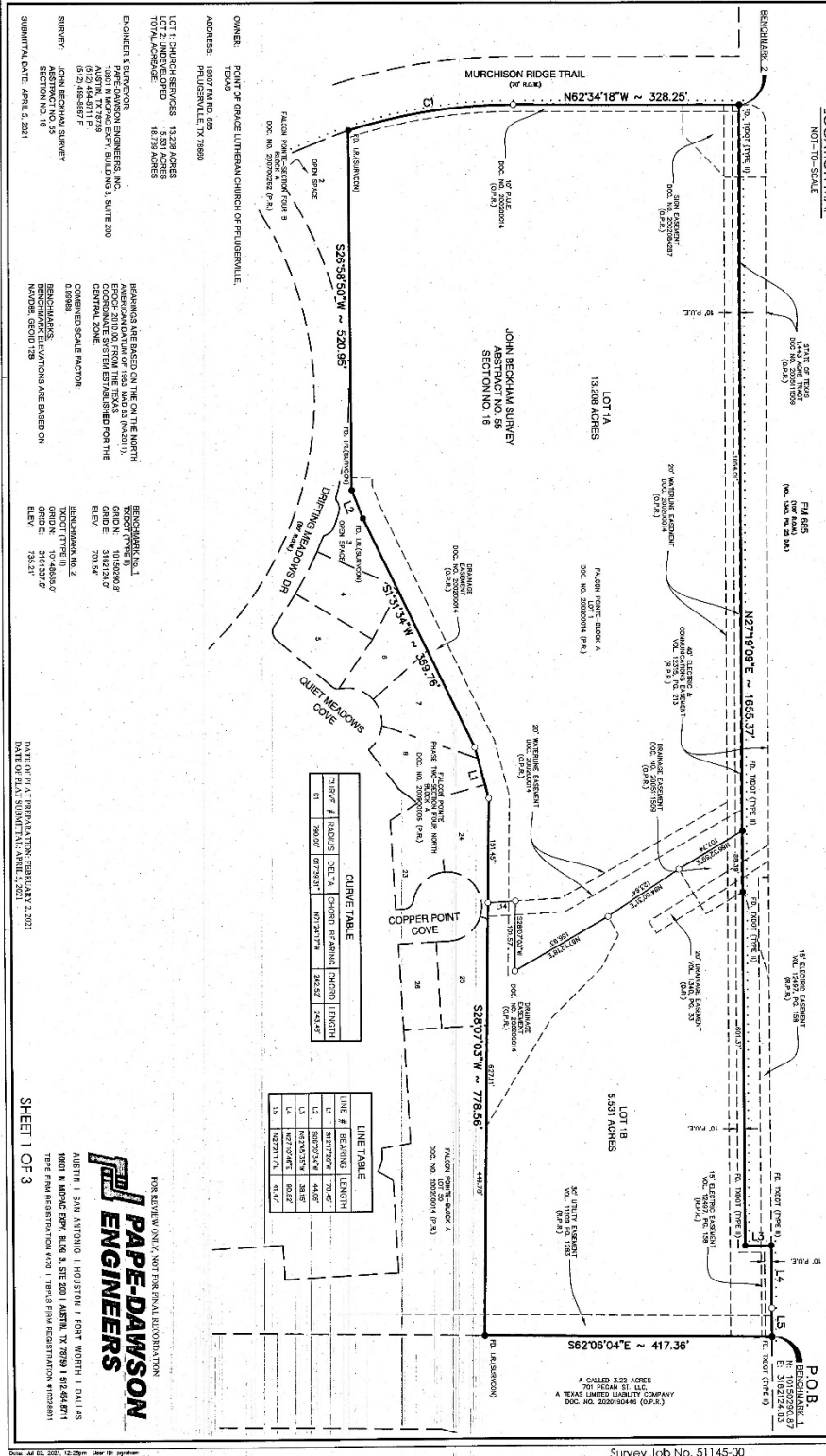
202100161

REPLAT
OF
BLOCK A LOT 1 FALCON POINTE SECTION 4A

A 13.28 ACRES TRACT OF LAND BEING SITUATED IN THE JOHN BERKMAN SURVEY, ADJACENT TO STATE HIGHWAY 36, SECTION 4A, IN FALCON POINTE, SECTION 4, TOWNSHIP 10S, RANGE 12E, COUNTY OF TRAVIS, STATE OF TEXAS, IS BEING REPLATED TO THE PLAT RECORDED IN DOCUMENT NO. 2005111509 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

- LEGEND
1.00' EGRESS EASEMENT
2.00' EGRESS EASEMENT
3.00' EGRESS EASEMENT
4.00' EGRESS EASEMENT
5.00' EGRESS EASEMENT
6.00' EGRESS EASEMENT
7.00' EGRESS EASEMENT
8.00' EGRESS EASEMENT
9.00' EGRESS EASEMENT
10.00' EGRESS EASEMENT

POINT OF BEGINNING (P.O.B.)
BEARING: N 101°50'50.51" E
DISTANCE: 3182.124.415

BEARING: N 62°06'04" E
DISTANCE: 417.36'

TABLE: CURVE #, SPODES, DELTA, CHORD BEARING, CHORD LENGTH

TABLE: CURVE #, BEARING, LENGTH, SPODES, DELTA, CHORD BEARING, CHORD LENGTH

OWNER: JOHN BERKMAN SURVEY, SECTION NO. 1B
13.28 ACRES

ENGINEER & SURVEYOR: JOHN BERKMAN SURVEY, SECTION NO. 1B

REPLACEMENT OF RECORDS: JOHN BERKMAN SURVEY, SECTION NO. 1B

DATE OF PLAT SUBMITTAL: APRIL 5, 2021

SHEET 1 OF 3

PAPE-DAWSON ENGINEERS logo and name.

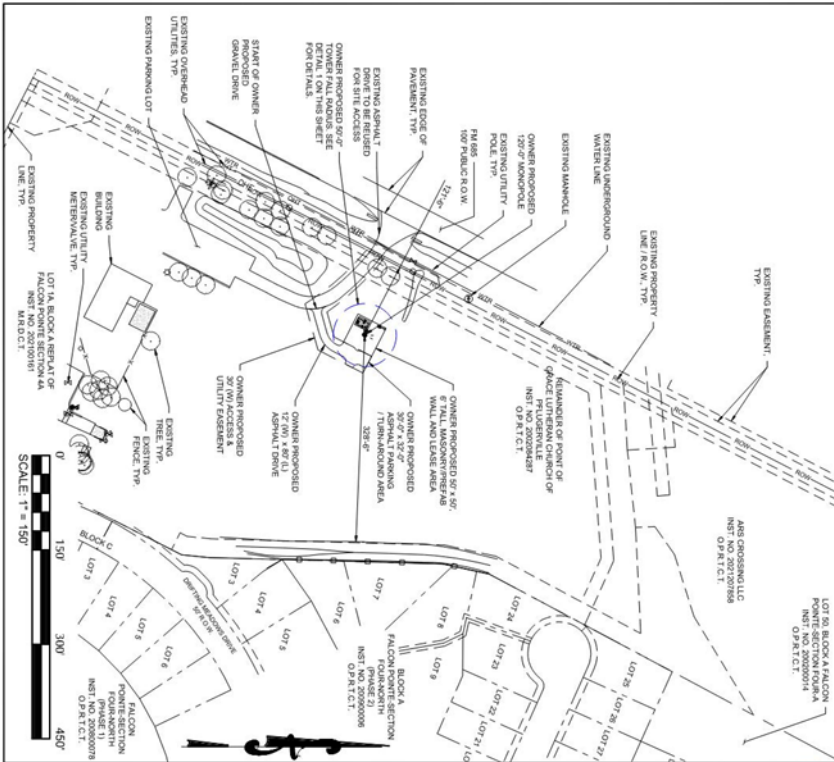
EXHIBIT "B"

CONDITIONS:

Item	Conditions of Approval
1.	The tower will be set back three-times the height of the tower from any single-family residential neighborhood.
2.	The tower will be set back a minimum of the height of the tower from the public right-of-way.
3.	The height of tower shall not exceed 120 feet.

EXHIBIT "C"

- NOTES:**
1. THIS DRAWING IS BASED ON A SITE SURVEY BY USBA, STATISTICAL PLOTTED IN 10/2023. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 2. THE PROPOSED USE DOES NOT REQUIRE FILL OR PART TIME EMB OVERS AT THE SITE.
 3. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.



SCALE: 1" = 150'

0 150 300 450'



January 6, 2023

M. Christopher Molloy
 Construction Coordinator
 Vertical Bridge REIT, LLC
 750 Park of Commerce Drive, Suite 200
 Boca Raton, FL 33487
 RE: Proposed 120' Monopole for US-TX-5747 Pflugenville, TX

Dear Mr. Molloy,

Upon receipt of order, we propose to design and supply the above-referenced monopole for a 120' height. The design will be based on the specific design criteria provided by you and in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna-Supporting Structures and Antennas and Small Wind Turbine Support Structures". The monopole will be designed to support (3) carriers.

When designed according to this standard, the wind pressures and steel strength capacities are based on a design wind speed of 110 mph. The design wind speed is based on a wind speed of 110 mph. The design wind speed is based on a wind speed of 110 mph. The design wind speed is based on a wind speed of 110 mph.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is as shown in the figure, the failure would occur at the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. Please note that this letter only applies to the above-referenced monopole designed and manufactured by Sabre Industries. This would effectively result in a fall radius less than or equal to 50'.

Sincerely,

Amy R. Herbst, P.E.
 Senior Design Engineer



1/6/23

Sabre Industries, Inc. • 7101 Southridge Drive • Sioux City, IA 51111
 P: 712-258-6600 F: 712-279-0814 W: www.sabreindustries.com

BASED ON AMY HERBST MANUFACTURERS FALL ZONE LETTER FOR MONOPOLE TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THIS LETTER IS NOT TO BE USED ON THE SITE PLAN IS ACCURATE.

MANUFACTURERS FALL ZONE LETTER (1)



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DESIGNED BY	KAB
CHECKED BY	CAE

REVISIONS

#	DATE	BY	DESCRIPTION
0	06/02/23	KAB	FINAL ISSUE



SITE NAME	PLUGSERVILLE
FR. NUMBER	T10



SITE NAME	PLUGSERVILLE
SITE NUMBER	US-TX-5747

SITE ADDRESS	1907 FARM TO MARKET 605 PFLUGSERVILLE, TX 79660
SITE TYPE	ROADWAY

SHEET TITLE	OVERALL SITE LAYOUT PLAN & FALL ZONE LETTER
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SHEET NUMBER	C-101
REVISION	0