

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 APPROXIMATELY 43.013 ACRES OF LAND OUT OF THE J. VAN WINKLE SURVEY ABSTRACT NO. 787, THE WM. BARKER SURVEY ABSTRACT NO. 109, AND THE P. CONRAD SURVEY ABSTRACT NO. 200 ALL LOCATED GENERALLY NORTHEAST OF THE NEW MEISTER LN AND MEISTER LN INTERSECTION, PORTIONS OF MEISTER LN, AND LAND GENERALLY WEST OF MEISTER LN FROM URBAN LEVEL 4 (CL4) TO CAMPUS INDUSTRIAL (CI); TO BE KNOWN AS THE LONGHORN REZONING (REZ2106-02); 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, 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 43.013 acres, located in the J. Van Winkle Survey Abstract No. 787, the WM. Barker Survey Abstract No. 109, and the P. Conrad Survey Abstract No. 200 from Urban Level 4 (CL4) to Campus Industrial (CI) 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 July 19, 2021, 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 7-0; 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 Urban Level 4 (CL4) to Campus Industrial (CI) District for a 43.013-acre tract of land. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Campus Industrial (CI) 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 _____, 2021.

CITY OF PFLUGERVILLE, TEXAS

by: _____
VICTOR GONZALES, Mayor

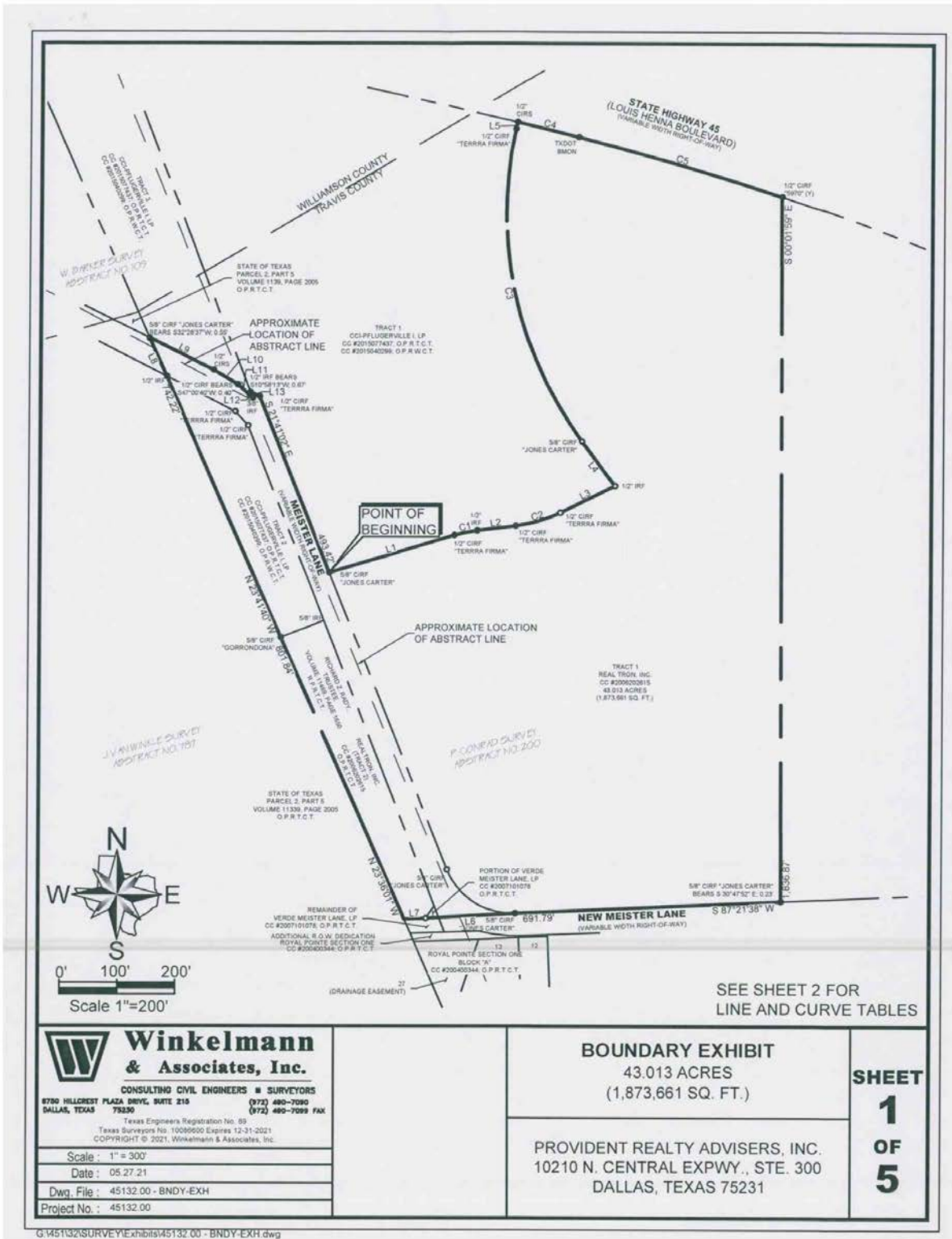
ATTEST:

City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"



SEE SHEET 2 FOR
LINE AND CURVE TABLES

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6720 HILLCREST PLAZA DRIVL, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090
(972) 490-7069 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10089600 Expires 12-31-2021
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Scale: 1" = 300'
Date: 05.27.21
Dwg. File: 45132.00 - BNDY-EXH
Project No.: 45132.00

BOUNDARY EXHIBIT
43.013 ACRES
(1,873,661 SQ. FT.)

PROVIDENT REALTY ADVISERS, INC.
10210 N. CENTRAL EXPWY., STE. 300
DALLAS, TEXAS 75231

SHEET
1
OF
5



ABBR.	DEFINITION
CC#	County Clerk's Instrument No.
CIRF	Iron rod found with cap (as noted)
CIRS	Iron rod set w/cap stamped "W.A.I. 5714"
CM	Controlling monument
O.P.R.T.C.T.	Official Public Records, Travis County, Texas
O.P.R.W.C.T.	Official Public Records, Williamson County, Texas
R.P.R.T.C.T.	Real Property Records, Travis County, Texas

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	9°25'40"	365.00'	60.06'	59.99'	N77°56'10"E
C2	18°55'47"	365.00'	120.59'	120.04'	N73°10'29"E
C3	49°04'22"	1,000.00'	856.48'	830.54'	N11°58'41"W
C4	0°32'51"	16,987.23'	162.34'	162.34'	S76°13'32"E
C5	4°08'59"	7,617.94'	551.75'	551.63'	S73°47'31"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N73°19'16"E	339.97'
L2	N82°59'05"E	99.98'
L3	N63°52'06"E	158.39'
L4	N36°24'45"W	144.79'
L5	N12°38'39"E	18.23'
L6	S86°42'54"W	231.89'
L7	S87°40'37"W	56.34'

LINE TABLE		
LINE #	BEARING	DISTANCE
L8	N24°39'43"W	110.33'
L9	S63°38'13"E	188.15'
L10	S58°50'45"E	72.62'
L11	S47°27'28"E	51.85'
L12	N21°03'28"W	16.74'
L13	S63°00'57"E	27.12'

W Winkelmann & Associates, Inc.
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 Texas Engineer Registration No. 85
 Texas Surveyor No. 10288930 Expires 12-31-2021
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 10210 N. CENTRAL EXPWY., STE. 300
 DALLAS, TEXAS 75231

SHEET
2
OF
5

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEING a tract of land situated in the J. VAN WINKLE SURVEY, ABSTRACT NO. 787, the Wm. BARKER SURVEY, ABSTRACT NO. 109, and the P. CONRAD SURVEY, ABSTRACT NO. 200, in the City of Pflugerville, Travis County, Texas, and being part of Meister Lane, a variable width right-of-way, a portion of a tract of land described in deed to Verde Meister Lane, LP as recorded in County Clerk's Instrument No. 2007101078, Official Public Records, Travis County, Texas, and being all of a tract of land described in deed to Richard Z. Rady, Trustee, as recorded in Volume 11469, Page 1650, Real Property Records, Travis County, Texas, and being all of a tract of land described in deed to CCI-Pflugerville I, LP (Tract 2) as recorded in County Clerk's Instrument No. 2015077437; Official Public Records, Travis County, Texas, and in County Clerk's Instrument No. 2015040299; Official Public Records, Williamson County, Texas, and being all of a tract of land described in deed to Realtron, Inc. (Tracts 1 and 2) as recorded in County Clerk's Instrument No. 2006202615, Official Public Records, Travis County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner on the Northeast right-of-way of Meister Lane, a variable width right-of-way, said point being the Southwest corner of a tract of land described as Tract 1 in said deed to CCI-Pflugerville I, LP, said point also being the Southerly Northwest corner of said Realtron, Inc. tract (Tract 1);

THENCE departing the Northeast right-of-way of said Meister Lane, along the North and West lines of said Realtron, Inc. tract and the South and East lines of said CCI-Pflugerville I, LP, the following courses and distances:

North 73 degrees 19 minutes 16 seconds East, a distance of 339.97 feet to a 1/2-inch iron rod with a plastic cap stamped "TERRA FIRMA" found for corner, said point being the beginning of a curve to the right having a radius of 365.00 feet, a central angle of 09 degrees 25 minutes 40 seconds, a chord bearing of North 77 degrees 56 minutes 10 seconds East, and a chord length of 599.99 feet;

Along said curve to the right, an arc distance of 60.06 feet to a 1/2-inch iron rod found for corner;

North 82 degrees 59 minutes 05 seconds East, a distance of 99.98 feet to a 1/2-inch iron rod with a plastic cap stamped "TERRA FIRMA" found for corner, said point being the beginning of a curve to the left having a radius of 365.00 feet, a central angle of 18 degrees 55 minutes 47 seconds, a chord bearing of North 73 degrees 10 minutes 29 seconds East, and a chord length of 120.04 feet;


Along said curve to the left, an arc distance of 120.59 feet to a 1/2-inch iron rod with a plastic cap stamped "TERRA FIRMA" found for corner;

North 63 degrees 52 minutes 06 seconds East, a distance of 158.39 feet to a 1/2-inch iron rod found for corner;

North 36 degrees 24 minutes 45 seconds West, a distance of 144.79 feet to a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner, said point being the beginning of a curve to the right having a radius of 1,000.00 feet, a central angle of 49 degrees 04 minutes 22 seconds, a chord bearing of North 11 degrees 58 minutes 41 seconds West, and a chord length of 830.54 feet;

Along said curve to the right, an arc distance of 856.48 feet to a 1/2-inch iron rod with a plastic cap stamped "TERRA FIRMA" found for corner;

(Continued on Sheet 4)

 <p>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 6790 HILLCREST PLAZA DRIVE, SUITE 218 DALLAS, TEXAS 75230 Texas Engineers Registration No. 89 Texas Surveyors No. 1008960 Expires 12-31-2021 COPYRIGHT © 2021 Winkelmann & Associates, Inc.</p>	<p>Scale : N/A</p> <p>Date : 05.27.21</p> <p>Des. File : 45132.00 - BNDY-EXH</p> <p>Project No. : 45132.00</p>
	<p>BOUNDARY EXHIBIT 43.013 ACRES (1,873,661 SQ. FT.)</p>

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<p>PROVIDENT REALTY ADVISERS, INC 10210 N. CENTRAL EXPWY., STE. 300 DALLAS, TEXAS 75231</p>

SHEET
3
OF
5

PROPERTY DESCRIPTION

STATE OF TEXAS §
 COUNTY OF TRAVIS §

(Continued from Sheet 3)

North 12 degrees 38 minutes 39 seconds East, a distance of 18.23 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I. 5714" set for the Northwest corner of said Realtron, Inc. tract and the Northeast corner of said CCI-Pflugerville I, LP tract on the Southwest right-of-way of State Highway 45 (Louis Henna Boulevard), a variable width right-of-way, said point also being the beginning of a non-tangent curve to the right having a radius of 16,987.23 feet, a central angle of 00 degrees 32 in 51 seconds, a chord bearing of South 76 degrees 13 minutes 32 seconds East, and a chord length of 162.34 feet;

THENCE along the Southeast right-of-way of said State Highway 45, the Northeast line of said Realtron, Inc. tract, and said non-tangent curve to the right, an arc distance of 162.34 feet to a brass TxDOT (Texas Department of Transportation) monument found for corner, said point being the beginning of a curve to the right having a radius of 7,617.94 feet, a central angle of 04 degrees 08 minutes 59 seconds, a chord bearing of South 73 degrees 47 minutes 31 seconds East, and a chord length of 551.63 feet;

THENCE continuing along the Southeast right-of-way of said State Highway 45, the Northeast line of said Realtron, Inc. tract, and along said curve to the right, and arc distance of 551.75 feet to a 1/2-inch iron rod with a yellow plastic cap stamped "5970" found for the Northeast corner of said Realtron, Inc. tract;

THENCE South 00 degrees 01 minutes 59 seconds East, along the East line of said Realtron, Inc. tract a distance of 1,836.87 feet to point for Southeast corner of said Realtron, Inc. tract on the North right-of-way of New Meister Lane, a variable width right-of-way, from which a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found bears South 30 degrees 47 minutes 52 seconds East, 0.23 feet;

THENCE South 87 degrees 21 minutes 38 seconds West, along the North right-of-way of said New Meister Lane and the South line of said Realtron, Inc. tract, a distance of 691.79 feet to a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner;

THENCE South 86 degrees 42 minutes 54 seconds West, over and across said Meister Lane and said Verde Meister Lane, LP tract, a distance of 231.89 feet to a point for corner, said point being the Southerly Southeast corner of said Richard Z. Rady, Trustee tract and said Realtron, Inc. tract (Tract 2);

THENCE South 87 degrees 40 minutes 37 seconds West, along the North line of said Verde Meister Lane, LP tract the South line of said Richard Z. Rady, Trustee tract and said Realtron, Inc. tract (Tract 2), a distance of 56.34 feet to a point for corner on the Northeast line of a tract of land described in deed to State of Texas (Parcel 2, Tract 5) as recorded in Volume 11339, Page 2005, Official Public Records, Travis County, Texas;

THENCE North 23 degrees 36 minutes 01 seconds West, along the Southwest line of said Richard Z. Rady, Trustee tract and said Realtron, Inc. tract (Tract 2), a distance of 801.84 feet to a 5/8-inch iron rod with a plastic cap stamped "GORRONDONA" found for the Northwest corner of said Richard Z. Rady, Trustee tract and said Realtron, Inc. tract (Tract 2) and the Southwest corner of said CCI-Pflugerville I, LP tract (Tract 2);

(Continued on Sheet 5)

 <p>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 8790 HILLCREST PLAZA DRIVE, SUITE 300 DALLAS, TEXAS 75230 Texas Engineers Registration No. 89 Texas Surveyors No. 1308000 Expires 12-31-2021 ©2021 Winkelmann & Associates, Inc.</p>	<p>Scale: N/A</p> <p>Date: 05.27.21</p> <p>Dwg. File: 45132.00 - BNDY-EXH</p> <p>Project No.: 45132.00</p>
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<p>SHEET 4 OF 5</p>
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PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF TRAVIS §

(Continued from Sheet 4)

THENCE North 23 degrees 41 minutes 40 seconds West, continuing along the Northeast line of said State of Texas tract and along the Southwest line of said CCI-Pflugerville I, LP tract (Tract 2), a distance of 742.22 feet to a 1/2-inch iron rod found for corner;

THENCE North 24 degrees 39 minutes 43 seconds West, over and across the right-of-way of said Meister Lane, a distance of 110.33 feet to a point for corner from which a 5/8-inch iron rod with a plastic cap stamped "JONES & CARTER" found for corner bears South 32 degrees 28 minutes 37 seconds West, 0.55 feet, said point being the South corner of a tract of land described in deed to State of Texas (Parcel 2, Part 5) as recorded in Volume 11396, Page 2005, Official Public Records, Travis County, Texas, said point also being the Southwest corner of a tract of land described in said deeds to CCI-Pflugerville I, LP as Tract 3;

THENCE along the Northeast right-of-way of said Meister Lane and the Southwest lines of said CCI-Pflugerville I, LP tract (Tract 3), the following courses and distances:

South 63 degrees 38 minutes 13 seconds East, a distance of 188.15 feet to a 1/2-inch iron rod with a red plastic cap stamped "RPLS 5714" set for corner;

South 58 degrees 50 minutes 45 seconds East, a distance of 72.62 feet to a point for corner from which a 1/2-inch iron rod with a plastic cap found for corner bears South 47 degrees 00 minutes 40 seconds West, a distance of 0.40 feet;

South 47 degrees 27 seconds 28 minutes East, a distance of 51.85 feet to a 3/8-inch iron rod found for the South corner of said Tract 3;

THENCE North 21 degrees 03 minutes 28 seconds West, along the Northeast line of said Tract 3 and the Southwest line of said Tract 1, a distance of 16.74 feet to a point for corner from which a 1/2-inch iron rod found for corner bears South 10 degrees 58 minutes 13 seconds West, 0.67 feet;

THENCE South 63 degrees 00 minutes 57 seconds East, along the Southwest line of said Tract 1, a distance of 27.12 feet to a 1/2-inch iron rod with a plastic cap stamped "TERRRA FIRMA" found for corner on the Northeast right-of-way of said Meister Lane;

THENCE South 21 degrees 41 minutes 02 seconds East, along the Northeast right-of-way of said Meister Lane and the Southwest line of said Tract 1, a distance of 493.42 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 43.013 acres or 1,873,661 square feet or land, more or less.

Bearings shown herein are based upon an on-the-ground Survey performed in the field on the 5th day of February, 2021, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

W Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 8700 HILLCREST PLAZA DR. #100, SUITE 200 (972) 490-7000
 DALLAS, TEXAS 75238 (972) 490-7000 FAX
 Texas Engineers Registration No. 88
 Texas Surveyors No. 10086500 Expires 12-31-2021
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Scale	N/A
Date	06.27.21
Dwg. File	45132.00 - BNDY-EXH
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BOUNDARY EXHIBIT
 43.013 ACRES
 (1,873,661 SQ. FT.)

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 DALLAS, TEXAS 75231

SHEET
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OF
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