

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 HALF OF LOTS 13, 14, 15, 16, 17, AND 18, BLOCK 7 PFLUGERVILLE SUBDIVISION, AN APPROXIMATE 0.3-ACRE LOT LOCALLY ADDRESSED AS 204 N. 1ST STREET, LOCATED GENERALLY AT THE SOUTHWEST CORNER OF THE EAST WALNUT STREET AND NORTH 1ST STREET INTERSECTION FROM SINGLE FAMILY SUBURBAN (SF-S) TO OFFICE (O) DISTRICT; TO BE KNOWN AS THE JUAREZ COMMERCIAL REZONING (REZ1807-03); 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 0.3-acre lot, located generally at the southwest corner of the East Walnut street and North 1st 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 October 7, 2019, 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 5-1; 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 _____, 2019.

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"

CEN-TEX

CEN-TEX SURVEYING COMPANY
LAND SURVEYING / LAND PLANNING

Reg. Lic. #10115200

FIELD NOTES FOR 0.258 ACRE OF LAND OUT OF
LOTS 13, 14, 15, 16, 17 AND 18, BLOCK 7, TOWN OF PFLUGERVILLE
TRAVIS COUNTY, TEXAS

All that certain tract or parcel of land or premises, located in Travis County, Texas, being a part of Town Of Pflugerville, a subdivision of record in Volume 2, Page 156 of the Plat Records; being the north one-half of Lots 13, 14, 15, 16, 17 and 18, Block 7 conveyed to Jose E. Castillo by deed recorded in Volume 10611, Page 464 and being 0.258 acre of land more particularly described, by metes and bounds, as follows:

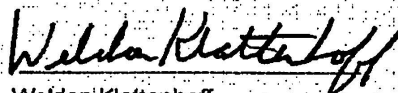
Beginning at an iron pin found, at the intersection of the south line of a sixty foot wide roadway known locally as West Walnut Street and the west line of a sixty foot wide roadway known locally as North First Street, at the northeast corner of said Lot 18, Block 7 and the northeast corner of said Castillo tract, for the northeast corner of the tract described herein;

Thence, with the west line of said North First Street and the east line of said Lot 18, Block 7, S 30 Deg. 00 Min. W 62.50 feet to an iron pin found, at the mid-point of said Lot 18, Block 7, at the southeast corner of said Castillo tract, for the southeast corner of the tract described herein, which bears N 30 Deg. 00 Min. E 62.50 feet from the record southeast corner of Lot 18, Block 7;

Thence, entering said Block 7 and crossing Lots 13, 14, 15, 16, 17 and 18 at their mid-points, N 60 Deg. 00 Min. W 180.00 feet to an iron pin found, in the east line of Lot 12 and the west line of Lot 13, at the southwest corner of said Castillo tract, for the southwest corner of the tract described herein, which bears N 30 Deg. 00 Min. E 62.50 feet from the record common south corner of Lot 12 and Lot 13, Block 7;

Thence, N 30 Deg. 00 Min. E 62.50 feet to an iron pin found, in the south line of said West Walnut Street, at the common north corner of Lot 12 and Lot 13, Block 7 and the northwest corner of said Castillo tract, for the northwest corner of the tract described herein, which bears S 60 Deg. 00 Min. E 90.00 feet from the record northwest corner of Lot 10, Block 7;

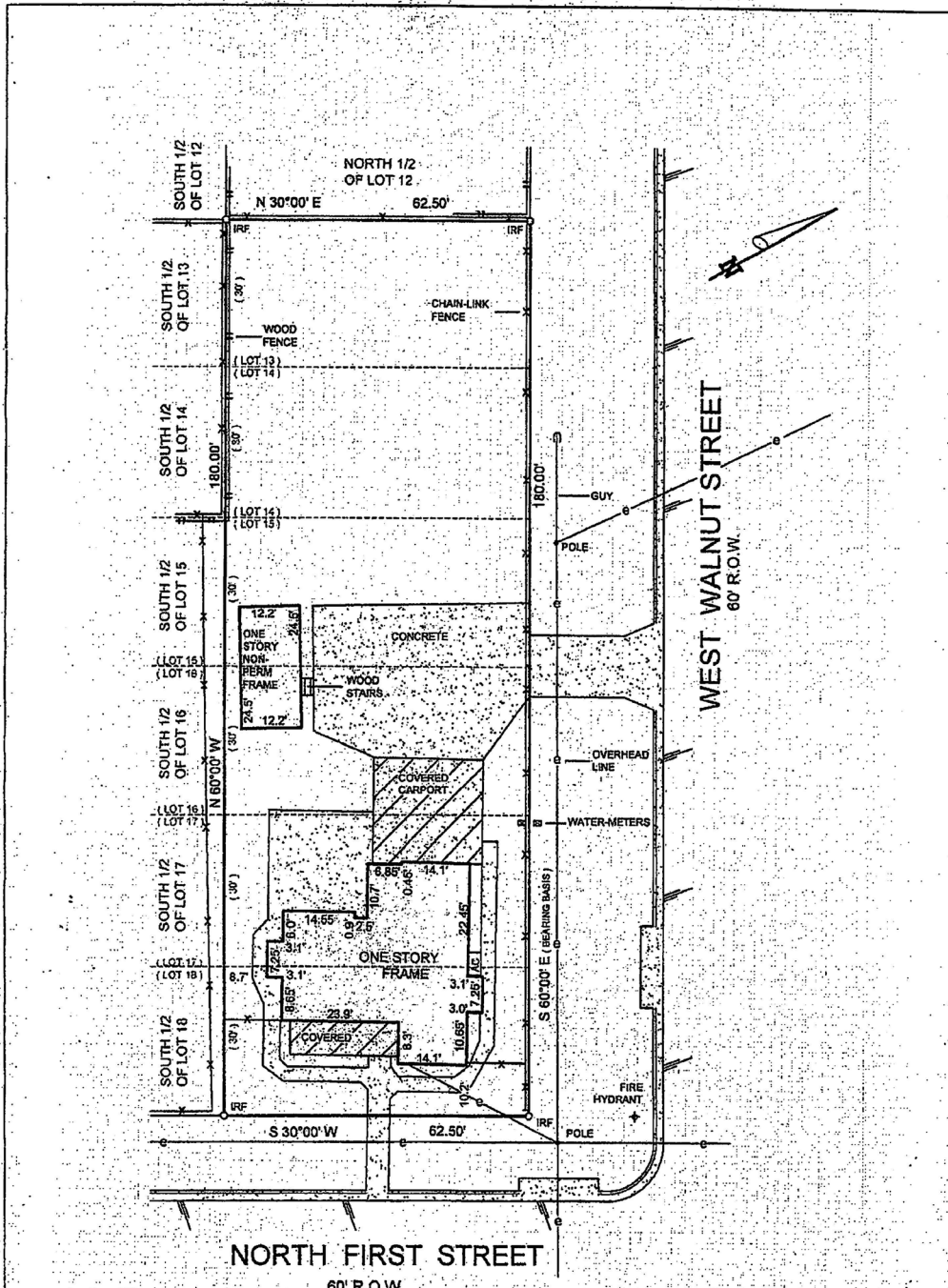
Thence with the south line of said West Walnut Street and the north line of Lots 13, 14, 15, 16, 17 and 18, Block 7, S 60 Deg. 00 Min. E 180.00 feet to the place of beginning of the tract described herein. There being contained within these metes and bounds 0.258 acre of land, more or less, as surveyed upon the ground by Cen-Tex Surveying Company, under the direction of Weldon Klattenhoff, Professional Land Surveyor, during April, 2019.



Weldon Klattenhoff
Professional Land Surveyor
Registration #4075 Texas



April 11, 2019
WO #19-4-2
File 19-4-2b



NOTE:
 IN ACCORDANCE WITH FLIRM: FEDERAL
 INSURANCE ADMINISTRATION FLOOD
 HAZARD BOUNDARY MAPS, THIS LOT
 IS NOT WITHIN A SPECIAL FLOOD
 HAZARD AREA.
 MAP: 4945300280 J
 EFFECTIVE DATE: August 18, 2014

SCALE 1" = 25 FEET
 W.O. # 19-42

LEGAL: 0.259 ACRE OUT OF LOTS 13-18 BLOCK 7 PER VOLUME 10611, PAGE 464
 SUBDIVISION: TOWN OF PFLUGERVILLE VOLUME 2, PAGE 156
 STREET: 204 NORTH FIRST STREET COUNTY: TRAVIS
 REFERENCE: JUAREZ OF 1900075-4FO SURVEY FOR INDEPENDENCE TITLE
 THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES:
 STATE OF TEXAS COUNTY OF WILLIAMSON
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY
 DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN THE AREA, BOUNDARY
 LINE CONFLICTS, ENCRAGEMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES, OR ROADS IN PLACE, EXCEPT
 AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN
 HEREON. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS
 NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

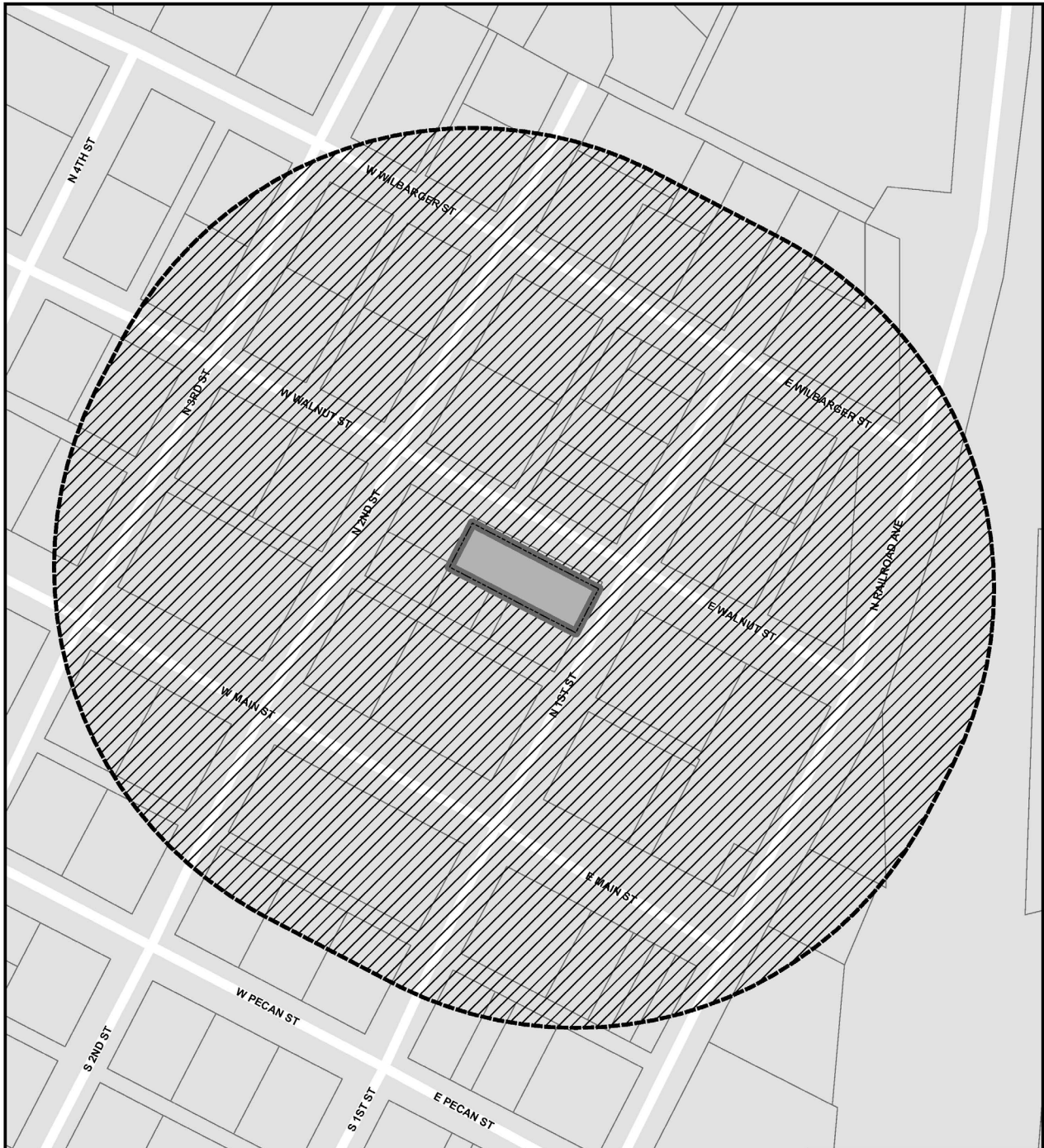
CEN-TEX
 CEN-TEX SURVEYING COMPANY, Reg. Lic. # 10115200
 LAND SURVEYING / LAND PLANNING
 503 S. Lake Creek Drive
 Round Rock, TX 78681
 (512) 473-8800
 centexsurveyingco@gmail.com

April 11, 2019
 DATE

Weldon Klattenhoff
 WELDON KLATTENHOFF #4075
 REGISTERED PUBLIC SURVEYOR



7-4-410M






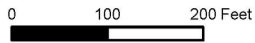
Juarez Commercial Building (SF-S to O)

**Case Number:
REZ1908-02**

8/29/2019

Legend

-  Rezoning
-  City Limits
-  Notification Area



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

