

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1015-09-09-08 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF 3.10 ACRES OUT OF THE E. BEBEE SURVEY, ABSTRACT NO. 5, LOCATED GENERALLY NORTHWEST OF THE BLACK LOCUST AND PFENNIG LANE INTERSECTION, FROM SINGLE-FAMILY SUBURBAN (SF-S) TO SINGLE-FAMILY URBAN (SF-U) DISTRICT; TO BE KNOWN AS KUEMPEL 3.1-ACRE REZONING (REZ1208-01), AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the authority of Texas Local Government Code Chapter 211, the City of Pflugerville adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on September 17, 2012 and voted for its approval with a vote of 6-0; 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;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

The City Council finds:

THAT, the zoning amendment 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 7) facilitate the adequate provision of transportation, water, sewer, schools, parks and other public requirements.

Section 1: That the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1015-09-09-08, as amended, is amended to change the base zoning district of the property described in Exhibit A, from Single-Family Suburban (SF-S) to Single-Family Urban (SF-U) District.

The property described above may be developed and used in accordance with regulations established for the Single-Family Urban (SF-U) District, as applicable, and other applicable ordinances of the City of Pflugerville, Texas.

Section 2. That this ordinance will become effective on its adoption and passage by the City Council.

PASSED AND APPROVED this 23rd day of October, 2012.

CITY OF PFLUGERVILLE, TEXAS

by: _____
JEFF COLEMAN, Mayor

ATTEST:

KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

GEORGE E. HYDE, City Attorney
DENTON, NAVARRO, ROCHA & BERNAL, P.C.

EXHIBIT "A"



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

CITY GRID: Q38
WATERSHED: #48
PROP ID: # 529138

FIELD NOTES
FOR
ZONING

A 3.10 acre, or 135,038 square feet more or less, tract of land, being a that 3.10 acre tract conveyed to John B. Brock III in deed recorded in Document Number 2004190167 of the Official Public Records of Travis County, Texas, out of the E. Bebee Survey, Abstract No. 5, of the City of Pflugerville, Travis County, Texas. Said 3.10 acre tract being more fully described as follows, with bearings based on Deed recorded in Document Number 2004190167 of the Official Public Records of Travis County, Texas:

- BEGINNING:** At a point on the west right-of-way line of Black Locust Drive, a 70-foot right-of-way, the northeast corner of a called 4.642 acre tract recorded in Document Number 2002213975, and the northwest corner of said 3.10 acre tract;
- THENCE:** Southeasterly, along and with the west right-of-way line of said Black Locust Drive, along a non-tangent curve to the right, said curve having a radial bearing of S 59°51'53" W, a radius of 465.00 feet, a central angle of 25°47'55", a chord bearing and distance of S 17°14'09" E, 207.61 feet, for an arc length of 209.38 feet to a point;
- THENCE:** S 04°19'33" E, continuing along and with the west right-of-way line of said Black Locust Drive, the east line of said 3.10 acre tract, a distance of 322.24 feet to a point of cutback for the intersection of said Black Locust Drive and Pfennig Lane, a 70-foot right-of-way;
- THENCE:** Southwesterly, along said cutback, along a non-tangent curve to the right, said curve having a radial bearing of S 85°42'53" W, a radius of 25.00 feet, a central angle of 86°16'57", a chord bearing and distance of S 38°51'22" W, 34.19 feet, for an arc length of 37.65 feet to a point;
- THENCE:** Southwesterly, along and with the north right-of-way line of said Pfennig Lane, the southeast line of said 3.10 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of S 07°58'19" E, a radius of 915.00 feet, a central angle of 17°05'23", a chord bearing and distance of S 73°28'59" W, 271.91 feet, for an arc length of 272.92 feet to a point;

THENCE: S 64°56'08" W, continuing along and with the north right-of-way line of said Pfennig Lane, the southeast line of said 3.10 acre tract, a distance of 195.92 feet to the southwest corner of said 3.10 acre tract, on the east line of a remaining portion of a called 100 acre tract recorded in Volume 1419, Pages 147-150 of the Deed Records of Travis County, Texas;

THENCE: N 27°48'23" E, departing the north right-of-way line of said Pfennig Lane, along and with the west line of said 3.10 acre tract, a distance of 67.74 feet to the southeast corner of said 4.642 acre tract, the west line of said 3.10 acre tract, a distance of 731.58 feet to the POINT OF BEGINNING and containing 3.10 acres in the City of Pflugerville, Travis County, Texas.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: August 3, 2012

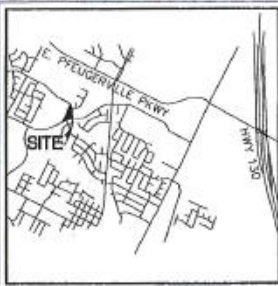
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TBPE Firm Registration #470

TBPLS Firm Registration #100288-00



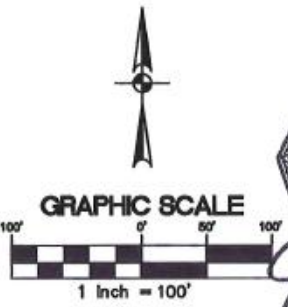


LOCATION MAP
 NOT-TO-SCALE
 GILLELAND CREEK
 WATER SHED #48
 CITY GRID Q38
 MAPSCO 438J&N

- NOTES:**
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
 2. THE BEARINGS ARE BASED ON DEED RECORDED IN DOCUMENT # 2004190167 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 3. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21. 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."

LEGEND:
 DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
 OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Curve Data:
 R=465.00'
 $\Delta=25^{\circ}47'55''$
 L=209.38'
 CB=S171'4"08"E
 CH=207.61'



4.642 ACRES
KOREAN UNITED METHODIST
CHURCH OF AUSTIN
 (DOC. # 2002213975 OPR)

CURRENT ZONING:
 SINGLE-FAMILY
 SUBURBAN
 RESIDENTIAL

3.10 ACRES
 135,038 sq. ft. MORE OR LESS

3.10 ACRES
JOHN B BROCK III
 (DOC. # 2004190167 OPR)
 PROP ID# 529138
 REF ID# 02763801060000

CURRENT ZONING:
 NEIGHBORHOOD
 SERVICES

E. BEBEE SURVEY
 ABSTRACT NO. 5

Curve Data:
 R=25.00'
 $\Delta=86^{\circ}16'57''$
 L=37.65'
 CB=S38'51'22"W
 CH=34.19'

REMAINING PORTION OF
 A 100 ACRE TRACT
 CARL J KUEMPEL
 (VOL. 1419, PGS.
 147-150 DR)

N27°48'23"E
 67.74'
 S64°56'08"W
 195.92'
PFENNING LANE
 70' RIGHT-OF-WAY

Curve Data:
 R=915.00'
 $\Delta=17^{\circ}05'23''$
 L=272.92'
 CB=S73'28'59"W
 CH=271.91'

EXHIBIT FOR
 ZONING

A 3.10 ACRE, OR 135,038 SQUARE FEET MORE OR LESS, TRACT OF LAND, BEING A THAT 3.10 ACRE TRACT CONVEYED TO JOHN B. BROCK III IN DEED RECORDED IN DOCUMENT NUMBER 2004190167 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE E. BEBEE SURVEY, ABSTRACT NO. 5, OF THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

PAPE-DAWSON
ENGINEERS

2000 PAPER, ENGINEER'S USE ONLY
 AUSTIN TEXAS 78707
 PHONE 512-484-8111
 FAX 512-484-8111
 STATE BOARD OF PROFESSIONAL ENGINEERS, LAW ENFORCEMENT, AND ARCHITECTURE # 1412
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SHEET 1 OF 1

AUGUST 3, 2012

JOB No.: 50759-00

Date: Aug 03, 2012, 8:21am User: G. Buchanan
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