

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 LOTS 1-4 OF THE P&P SUBDIVISION AS RECORDED IN VOLUME 90 PAGES 121-122, LOCATED GENERALLY AT 445 F.M. 685, PFLUGERVILLE, TX, FROM GENERAL BUSINESS 1 (GB1) TO GENERAL BUSINESS 2(GB2); TO BE KNOWN AS THE AAA STORAGE REZONING (REZ1308-01) 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 16, 2013 and voted for its approval with a vote of 6-0;

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 shown in Exhibit A, from General Business 1 (GB1) District to General Business 2 (GB2) District.

The property described above may be developed and used in accordance with regulations established for the General Business 2(GB2) 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 _____ day of _____,
2013.

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.

THE P & P SUBDIVISION

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WILLOW CREEK SECTION ONE
 PLAT BK. 84, PG. 1A
 LOT 48

FARM TO MARKET HIGHWAY NO. 685

EXISTING CITY OF PFLUGERVILLE
 15' WATER + SEWER EIGHT
 VOLUME 419, PAGE 328
 N 5454.91' W 10.00'
 30' ADDITIONAL R.O.W.
 HEREBY DEDICATED

JOHN HANKINS
 VOL. 8838, PG. 608

T.W. EVARS
 130 ACRES
 VOL. 8506, PG. 961

R. P. J. BURD,
 LOT 1
 48.78 ACRES
 VOL. 1178,
 PG. 184

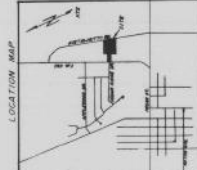
LOT 4
 4.75 ACRES
 206.40 SQ. FT.
 PFLUGERVILLE EAST
 HEREBY DEDICATED

FRANKLIN O. GADY
 VOL. 7808, PG. 808

LOT 2
 0.10 ACRES
 25,546 SF
 200,000

LOT 3
 0.10 ACRES
 25,546 SF
 200,000

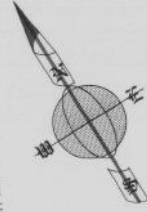
LOT 1
 0.54 ACRES
 28,006 SF



PFLUGERVILLE EAST
 BUSINESS PARK
 BOOK 87, PAGE 978

EXISTING 20' WATER
 AND SEWER EIGHT
 VOL. 4114, PG. 330
 N 2025.0' E 172.00'

OLD AUSTIN HUITTO ROAD
 COUNTY ROAD 300 R.O.W.



LILLIAN THORNTON et al
 88.56 ACRES
 VOL. 8856, PG. 187

5' ADDITIONAL R.O.W.
 HEREBY DEDICATED

- NOTE:
1. LOT 1 AND LOT 4 WILL SHARE JOINT ACCESS DRIVEWAY TO OLD AUSTIN-HUITTO ROAD. LOT 2 AND LOT 3 WILL SHARE JOINT ACCESS DRIVEWAY TO F.M. 685. ACCESS DRIVEWAY TO F.M. 685 WILL STAY IN USE. LOT 4 WILL HAVE AN ACCESS DRIVEWAY TO F.M. 685, NOT TO EXCEED 40' IN WIDTH, IN LINE WITH CEDAR RIDGE DR.
 2. BUILDING SETBACK LINES FOR THIS SUBDIVISION SHALL BE AS FOLLOWS:
 FRONT - 25'
 REAR - 7.5'
 3. THIS SUBDIVISION IS RESTRICTED TO NONRESIDENTIAL USE. PFLUGERVILLE ZONING AND DRAINAGE PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 4. THESE LOTS ARE SUBJECT TO THE INGRESS/EGRESS PORTION OF THE FOLLOWING MANVILLE WATER CORP. BLANKET EASEMENTS, VOLUME 4822, PAGE 1741:
 6. BENCHMARK--RAILROAD SPIKE IN A POWERPOLE AT THE NORTHEAST CORNER OF N. 685 AND PFLUGERVILLE. ROAD ELEVATION 674.52
 7. TWO FOOT CONTROLS ARE INTERPOLATED FROM U.S.C.S. PFLUGERVILLE EAST QUADRANGLE MAP 7.2 MINUTE SERIES.
 8. PRIOR TO SUBMISSION FOR SITE DEVELOPMENT REVIEW AND APPROVAL, THE APPLICABLE SECTIONS OF THE CITY DEVELOPMENT ORDINANCE AND THE SUBDIVISION ORDINANCE SHALL BE SUBMITTED TO THE CITY OF PFLUGERVILLE FOR REVIEW AND APPROVAL.
 9. NO NEW STRUCTURE IN THIS SUBDIVISION SHALL BE CONSTRUCTED OR EXISTING STRUCTURE ENLARGED OR ALTERED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF PFLUGERVILLE.
 10. NO NEW STRUCTURE IN THIS SUBDIVISION SHALL BE CONSTRUCTED OR OCCUPIED UNTIL CONNECTED TO THE CITY OF PFLUGERVILLE WASTEWATER TREATMENT SYSTEM WITHOUT EXPENSE TO THE CITY OF PFLUGERVILLE.
 11. NO FURTHER DEVELOPMENT IN THIS SUBDIVISION SHALL BE UNDERTAKEN PRIOR TO CONSTRUCTING ALL DRAINAGE FACILITIES REQUIRED UNDER THE CITY OF PFLUGERVILLE DEVELOPMENT ORDINANCE.
 12. PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO RESTRICTIVE COVENANTS WITH CITY OF PFLUGERVILLE GRANTED ENFORCEMENT AUTHORITY.
 13. THESE WATER AND WASTEWATER SERVICE RESTRICTIONS ARE ENFORCEABLE UNDER THE AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT AND/OR THE CITY OF PFLUGERVILLE.
 14. THIS SUBDIVISION HAS BEEN ACCEPTED FOR DEVELOPMENT FOR PUBLIC SEWER SYSTEM USE BY THE AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT.

I, CLAYTON F. REFFY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PREPARE THIS PLAT, COMPLETE WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ZONE A OF ANY WATERWAY THAT IS ADMINISTERED BY THE AUSTIN-TRAVIS COUNTY HEALTH DEPARTMENT, PERMITS NO. 8481036-0075, B, EFFECTIVE DATE APRIL 1, 1982, TRAVIS COUNTY, TEXAS.



CLAYTON F. REFFY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 1453
 DATE 9-13-91

AS SURVEYED BY:
 THE REFFY SURVEYING CO., INC.
 1000 W. BRIDGES
 AUSTIN, TEXAS 78761

SCALE: 1" = 100'
 LEGEND
 ○ STEEL PIN SET
 ● STEEL PIN FOUND

PREPARED BY:
 THE REFFY SURVEYING COMPANY
 1000 W. BRIDGES
 AUSTIN, TEXAS 78761
 PHONE (512) 536-9115

OWNER:
 LARRY N. PARKER
 1000 W. BRIDGES
 CLEBURN, TEXAS 76031
 PHONE (817) 641-4411

JOB NO. 54470 M-1650 ALSO SEE JOB NO. 35190 MAP NO. M-1680