

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 TWO SEPARATE TRACTS CONSISTING OF APPROXIMATELY 3.321 ACRES OF LAND LOCATED BETWEEN FM 685 AND OLD AUSTIN-HUTTO RD, GENERALLY EAST OF THE APPLEWOOD DR. AND FM 685 INTERSECTION, FROM AGRICULTURE/CONSERVATION (A) TO GENERAL BUSINESS 1 (GB1); TO BE KNOWN AS THE BURRELL BUSINESS PARK REZONING (REZ1503-02); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; 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 May 4, 2015 and voted for its approval with a vote of 7-0;

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; and 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. 1203-15-02-24, as amended, is amended to change the base zoning district of the property described in Exhibit A, from Agriculture/Conservation (A) to General Business 1 (GB1) District.

The property described above may be developed and used in accordance with regulations established for the General Business 1 (GB1) District, as applicable, and other applicable ordinances of the City of Pflugerville, Texas.

Section 2. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, and this ordinance shall not operate to repeal or affect any other ordinances of the City of Pflugerville 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.

Section 3. 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 4. That this Ordinance will become effective on its adoption and passage by the City Council.

PASSED AND APPROVED this _____ day of _____, 2015.

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, HYDE & ZECH P.C.

EXHIBIT "A"

Bolin Steger Homes LLC
3.321 Acre Tract
01/07/2015

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METES AND BOUNDS DESCRIPTION

OF A 3.321 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SEFRIN EISLIN SURVEY NO. 1, ABSTRACT NO. 265 SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE 1.653 ACRE TRACT DESCRIBED IN THE DEED TO BURRELL PRINTING COMPANY, INC., RECORDED IN VOLUME 10323, PAGE 399 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THE 1.668 ACRE TRACT DESCRIBED IN THE DEED TO BURRELL PRINTING COMPANY, INC., RECORDED IN VOLUME 11129, PAGE 475 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE WESTERLY RIGHT-OF-WAY OF OLD AUSTIN-HUTTO ROAD (RIGHT-OF-WAY VARIES) FOR THE NORTHEAST CORNER OF SAID 1.668 ACRE BURRELL PRINTING COMPANY, INC. TRACT AND NORTHEAST CORNER HEREOF;

THENCE, S 17°26'09" W, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 318.89 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO GENE FREUDENBERG, RECORDED IN VOLUME 8849, PAGE 981 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID 1.668 ACRE BURRELL PRINTING COMPANY, INC. TRACT, AND SOUTHEAST CORNER HEREOF;

THENCE, N 62°19'28" W, DEPARTING SAID WESTERLY RIGHT-OF-WAY ALONG THE NORTH LINE OF SAID FREUDENBERG TRACT, A DISTANCE OF 259.44 FEET TO A 3/4 INCH IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 1.668 ACRE BURRELL PRINTING COMPANY, INC. TRACT, ALSO BEING THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO JULIA M. CUBAS AND IGNACIO JAIME CUBAS, RECORDED IN VOLUME 12727, PAGE 790 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, N 27°27'07" E, A DISTANCE OF 157.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID CUBAS TRACT, AND A RE-ENTRANT CORNER HEREOF;

THENCE, N 62°32'50" W, ALONG THE SOUTH LINE OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT, A DISTANCE OF 461.70 FEET TO A 1/2 INCH IRON ROD SET IN THE EASTERLY RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 685 (RIGHT-OF-WAY VARIES) FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 27°27'17" E, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 156.12 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHWEST CORNER OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT AND NORTHWEST CORNER HEREOF;

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THENCE, S 62°30'27" E, ALONG THE NORTH LINE OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT, AT 10.20 FEET PASSING THE SOUTHWEST CORNER OF LOT 1-A, RESUBDIVISION OF LOT 1, BLOCK A, 685 BUSINESS PARK, RECORDED IN DOCUMENT NO. 200600279 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CONTINUE IN ALL, A DISTANCE OF 461.69 FEET TO A 1/2 INCH IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 1.653 ACRE BURRELL PRINTING COMPANY, INC. TRACT, AND NORTHWEST CORNER OF SAID 1.668 ACRE BURRELL PRINTING COMPANY, INC. TRACT;

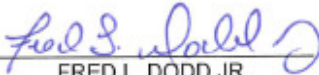
THENCE, S 62°30'27" E, A DISTANCE OF 203.97 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 3.321 ACRES OF LAND, MORE OR LESS.

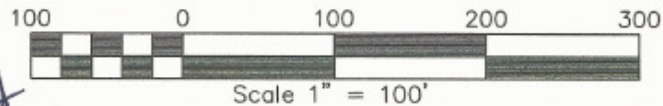
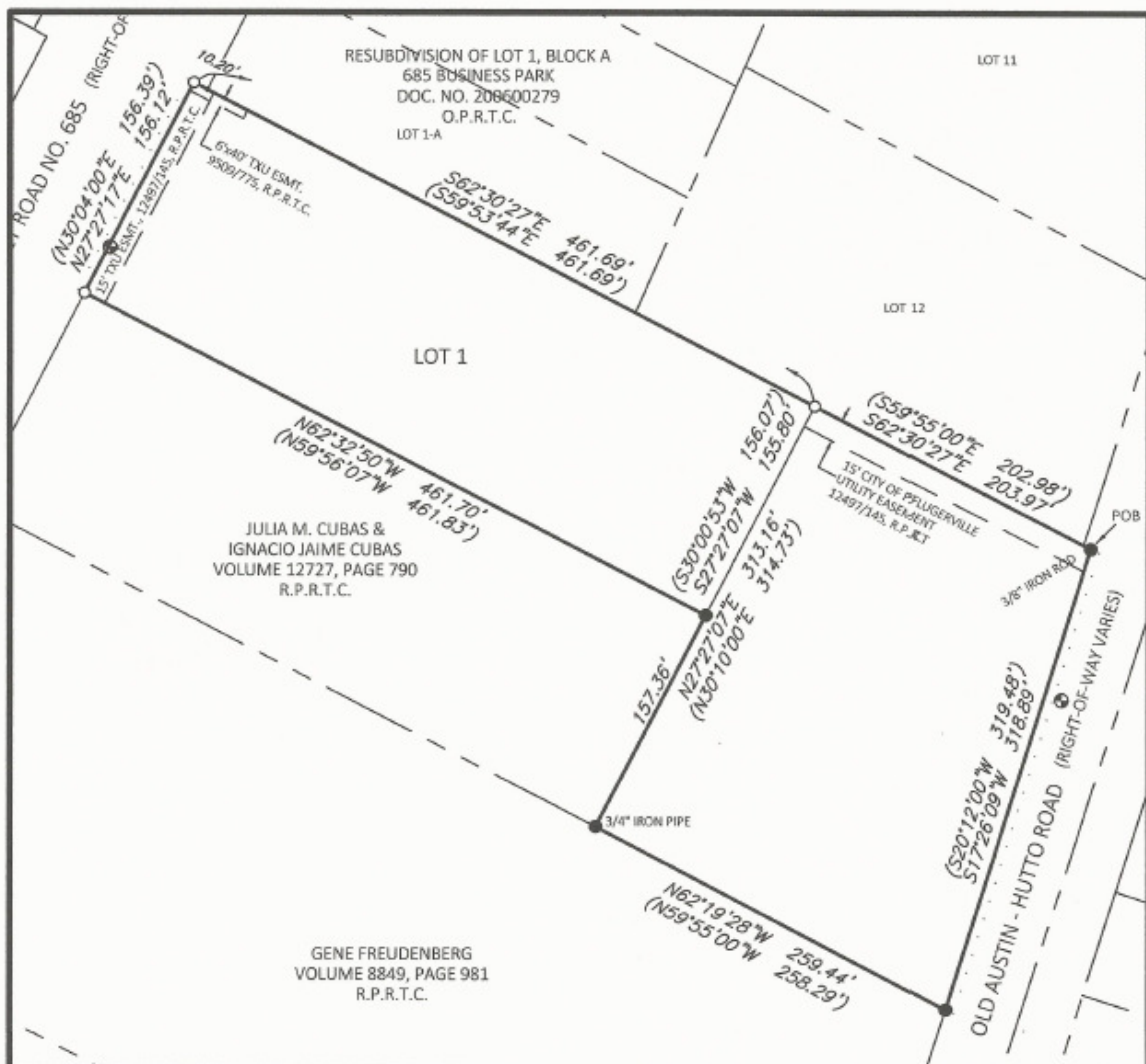
BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, WITH A COMBINED SCALE FACTOR OF 0.999895284 AND CONVERGENCE ANGLE OF 01°24'11.24873".

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 03-30-2015
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
112 PECAN STREET WEST
PFLUGERVILLE, TEXAS 78660




FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS



BURRELL PRINTING COMPANY
ZONING EXHIBIT

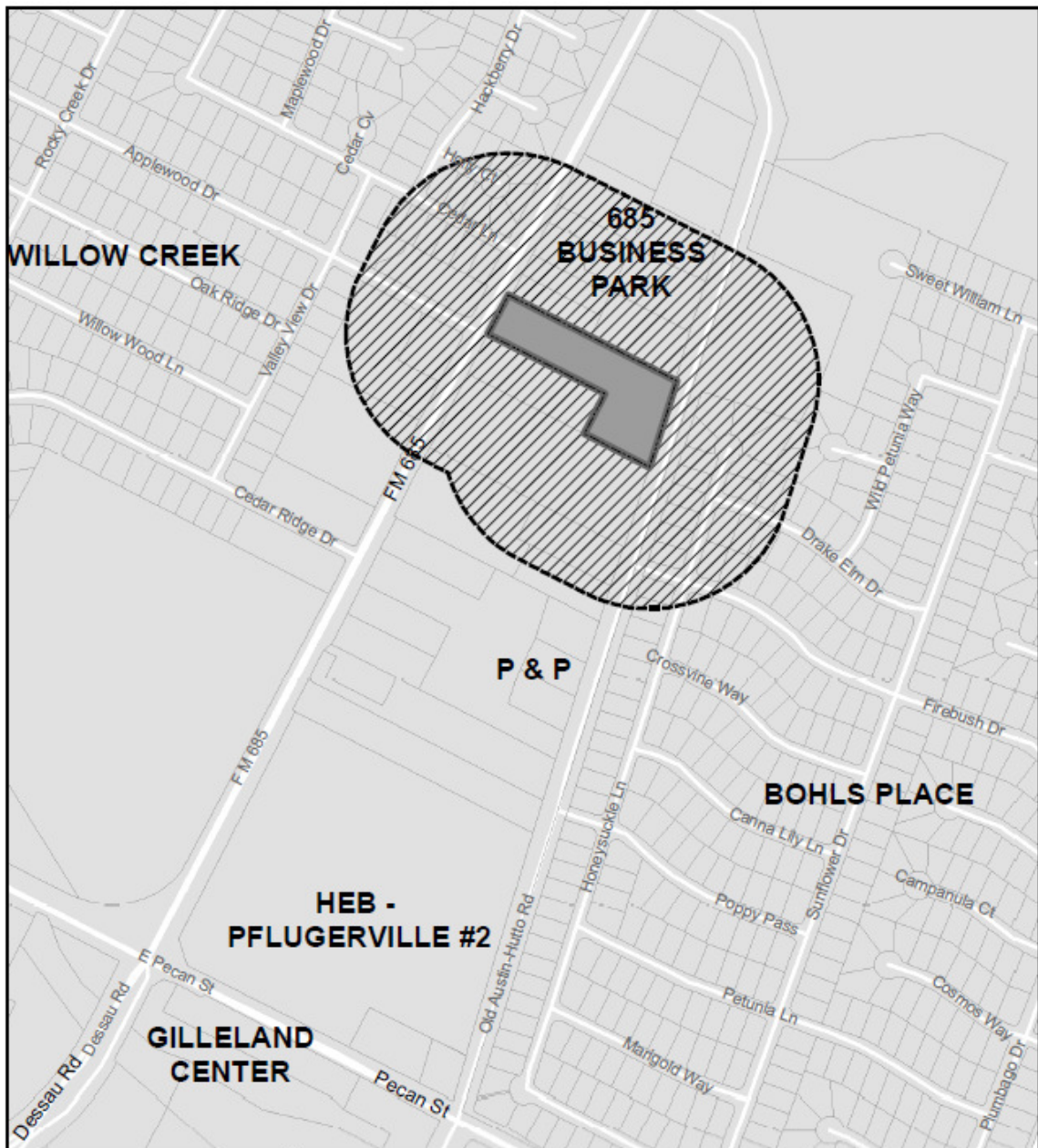
FILE NAME: BURRELL
DRAWING HORIZ. = 1"=100'
SCALE: VERT. = *****

DATE: 4/28/15
DRAWN: E.J.H.
DESIGNED: T.J.M.



Catalyst Engineering Group

112 Pecan Street West Office: (512) 944-6077
Pflugerville, Texas 78660 Mobile: (512) 657-2210
TSPR FIRM No. P-13275







**Burrell Business Park
(A to GB-1)**

**Case Number:
REZ1503-02**

3/30/2015

Legend

-  Subject Property
-  Notification Area
-  ETJ
-  City Limits

0 320 640 Feet



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

