

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 A 2.670-ACRE TRACT OF LAND OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791 IN TRAVIS COUNTY, TX LOCATED GENERALLY NORTHEAST OF THE WELLS BRANCH PKWY AND DESSAU RD INTERSECTION, FROM GENERAL BUSINESS 1 (GB1) TO MULTI-FAMILY URBAN (MF-U); TO BE KNOWN AS THE VILLAGES AT WUTHRICH HILL REZONING (REZ1404-01) 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 May 5, 2014 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; 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. 1015-09-09-08, as amended, is amended to change the base zoning district of the property described and depicted in Exhibit A, from General Business 1 (GB1) District to Multi-Family Urban (MF-U) District.

The property described above may be developed and used in accordance with regulations established for the Multi-Family Urban (MF-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 _____ day of _____, 2014.

CITY OF PFLUGERVILLE, TEXAS

by: _____
JEFF COLEMAN, Mayor

ATTEST:

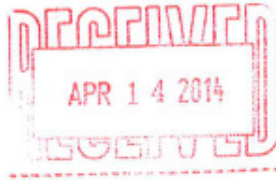
KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"

Wuthrich
2.670 Acre Tract
3/31/2014



Travis County, Texas
Page 1 of 1
FN14142

METES AND BOUNDS DESCRIPTION

OF A 2.670 ACRE TRACT OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, SITUATED IN TRAVIS COUNTY, TEXAS; BEING OUT OF AND A PART OF THAT CERTAIN REMAINDER OF 135.00 ACRES CONVEYED TO OTTO WUTHRICH BY DEED RECORDED IN VOLUME 2458, PAGE 312, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.670 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTH CORNER OF SAID REMAINDER TRACT BEING IN THE SOUTHEASTERLY RIGHT-OF-WAY OF DESSAU ROAD (140' RIGHT-OF-WAY), ALSO BEING THE WEST CORNER OF WUTHRICH HILLS FARM, SECTION ONE, RECORDED IN DOCUMENT NO. 200600135 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TX;

THENCE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WHOSE RADIUS IS 3210.83 FEET AND CHORD BEARS S 34°16'27" W, 683.10 FEET, FOR AN ARC DISTANCE OF 684.40 FEET TO A CALCULATED POINT;

THENCE, S 26°21'29" W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 101.32 FEET TO CALCULATED POINT;

THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. N 73°52'04" E, A DISTANCE OF 53.27 FEET TO A CALCULATED POINT;
2. S 58°37'20" E, A DISTANCE OF 261.72 FEET TO A CALCULATED POINT;
3. S 26°21'29" W, A DISTANCE OF 509.38 FEET TO A CALCULATED POINT;
4. N 22°12'55" W, A DISTANCE OF 400.10 FEET TO A CALCULATED POINT IN SAID SOUTHEASTERLY RIGHT-OF-WAY;

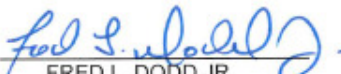
THENCE, N 26°21'29" E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY A DISTANCE OF 231.57 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.670 ACRES OF LAND MORE OR LESS;

SEE PLAT OF EVEN DATE

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM RECORD INFORMATION.

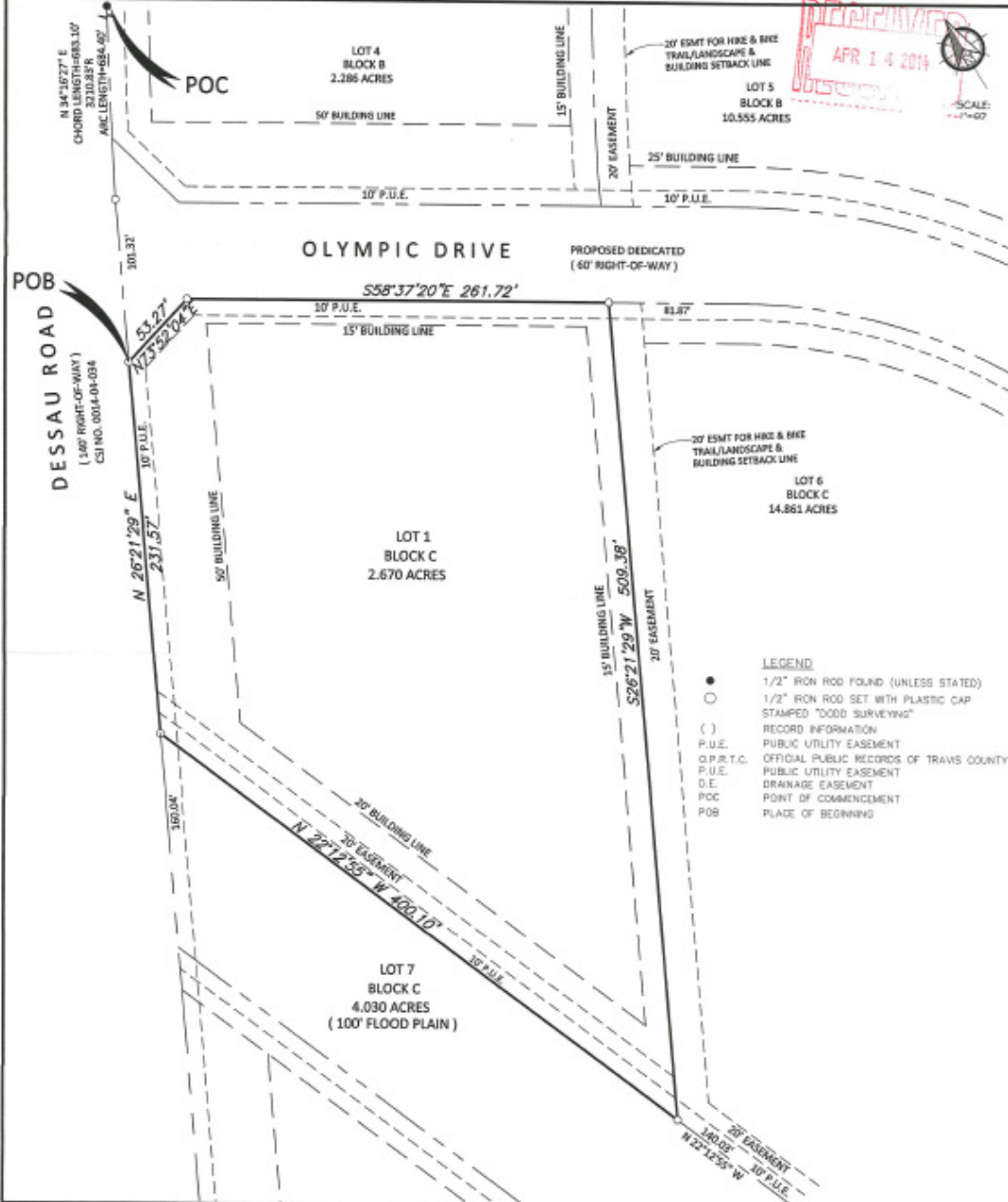
DATE: 04-14-2014
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
112 W. PECAN STREET
PFLUGERVILLE, TEXAS 78660




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

ADDRESS : DESSAU RD./WELLS BRANCH PKWY,
 PFLUGERVILLE, TX
 BUYER : WUTHRICH HILL FARMS, LTD
 TITLE CO : N/A
 GF NO : N/A
 LENDER : N/A
 JOB NO : TC14142
 DATE : 04/04/2014

**A SKETCH SHOWING PROPOSED LOT 1, BLOCK C,
 WUTHRICH HILL FARMS, SECTION ONE,
 OF A 2.670 ACRE TRACT OUT OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO.
 791, SITUATED IN TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN
 REMAINDER OF 135.00 ACRES CONVEYED IN THE DEED TO OTTO WUTHRICH, RECORDED IN
 VOLUME 2456, PAGE 312 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.**



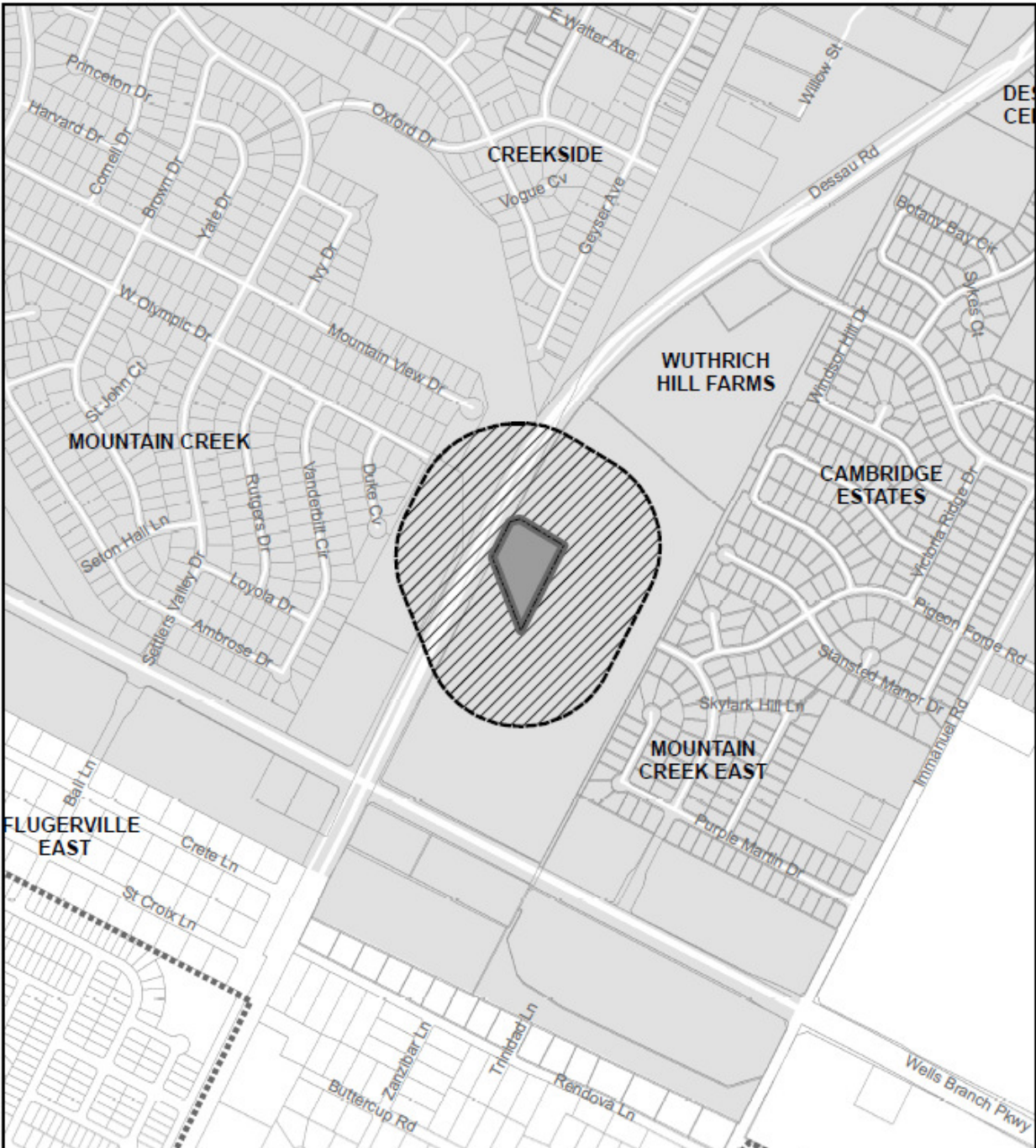
DODD
 SURVEYING & MAPPING CO.
 PROFESSIONAL LAND SURVEYORS
 TX FIRM REGISTRATION NO. 10195745

I, FRED L. DODD, JR., R.P.L.S., HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

Fred L. Dodd Jr.
 FRED L. DODD, JR., R.P.L.S.
 REGISTERED NO. 6592

STATE OF TEXAS
 SURVEYORS
 FRED L. DODD, JR.
 6592
 PROFESSIONAL LAND SURVEYOR

04-14-2014







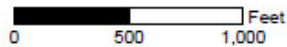
**The Village at
Wuthrich Hill
(GB-1 to MF-U)**

**Case Number:
REZ1404-01**

04/01/2014

Legend

-  Subject Property
-  Notification Area
-  ETJ
-  City Limits



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

