

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 APPROVING A SPECIFIC USE PERMIT FOR A PROPOSED AUTOMOTIVE REPAIR AND SERVICES USE ON A 0.748 ACRE TRACT OF LAND CURRENTLY ZONED CORRIDOR URBAN CENTER LEVEL 5 DISTRICT (CL5) SITUATED IN THE STONE HILL TOWN CENTER SUBDIVISION LOT 5, BLOCK 4, LOCATED IN PFLUGERVILLE, TRAVIS COUNTY, TEXAS, TO BE KNOWN AS VALVOLINE INSTANT OIL CHANGE SPECIFIC USE PERMIT (SUP1908-01); PROVIDING A CUMULATIVE AND REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; 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, a petition for a Specific Use Permit has been made by the property owner in conformance with the procedures of the City of Pflugerville's Code of Ordinances, Chapter 157, Unified Development Code for property depicted and described in **Exhibit A**, which is attached hereto and incorporated herein for all purposes (the "Proposed Zoning"); and;

WHEREAS, the Planning and Zoning Commission held a public hearing on September 16, 2019, determined that the petition and associated application for the Specific Use Permit met the requirements of Chapter 157, Subchapter 3 (Specific Use Permits) and Subchapter 4 (Zoning Districts and Use Regulations), and recommended approval of the Proposed Zoning under a Specific Use Permit with conditions for an Automotive Repair and Service use on the subject site.

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 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 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, is amended to apply the Specific Use Permit to the Corridor Urban Center Level 5 (CL5) base zoning district of the property, which is described as a 0.748-acre tract of land situated in Lot 5, Block A, Stone Hill Town Center Pflugerville, Travis County, Texas as shown in **Exhibit A**.

SECTION 4. Conditions Accepted by Applicant: The property described herein may be developed and used in accordance with regulations established by this Specific Use Permit, as provided in **Exhibit B** “Conditions” and **Exhibit C** “Conceptual Site Layout” and all other applicable ordinances of the City of Pflugerville, Texas, which are incorporated herein; and the applicant, owner and grantee’s have accepted the terms thereof, all of which are required by Chapter 157, Subchapter 3 of the Unified Development Code.

SECTION 5. 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 6. 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 7. Effective Date. This Ordinance will take effect upon its adoption by the City Council and publication of the caption hereof 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

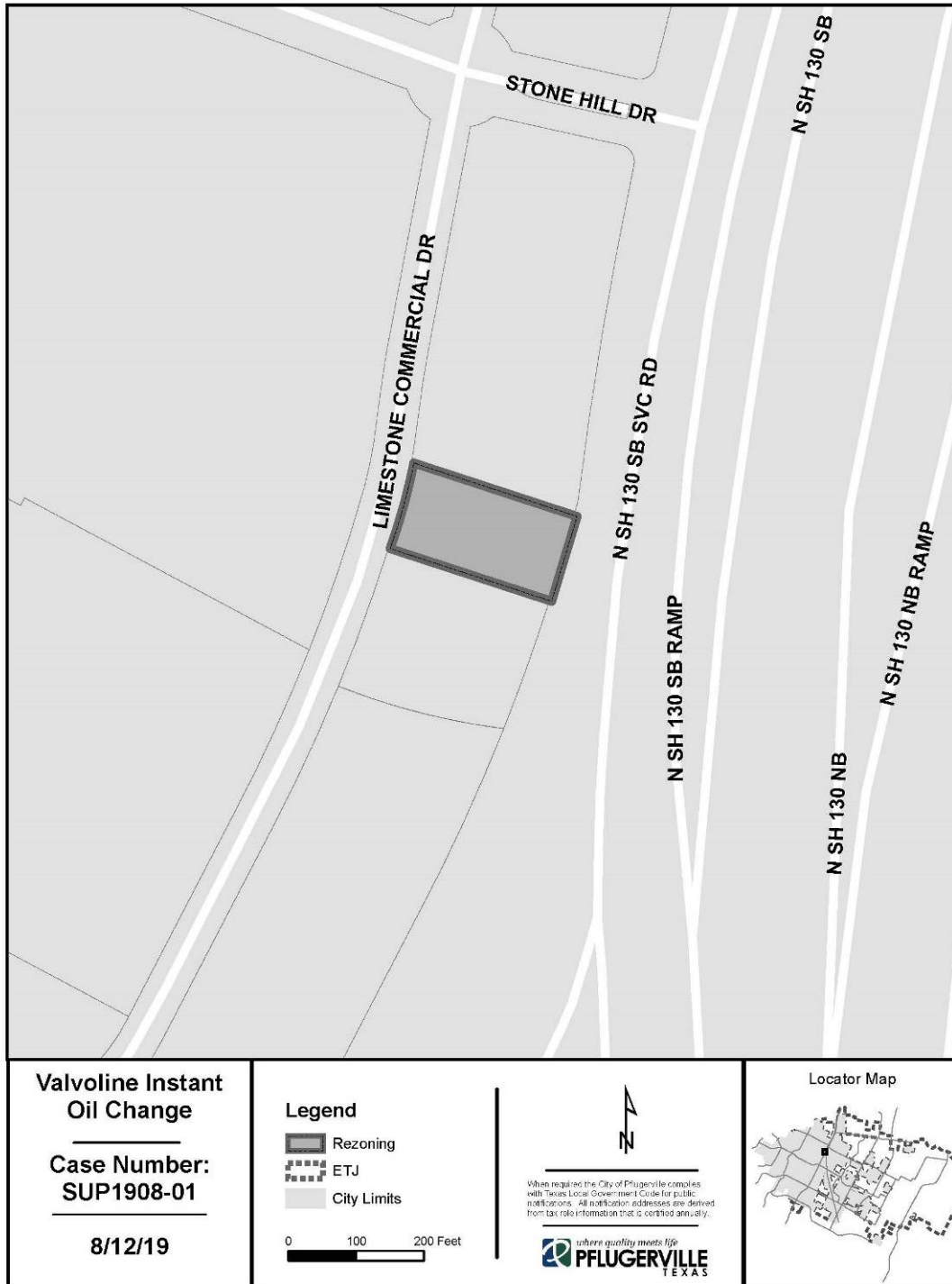
APPROVED AS TO FORM:

CHARLIE ZECH, City Attorney
Denton Navarro Rocha Bernal & Zech, P.C.

EXHIBIT "A"

SUBJECT PROPERTY:

0.748-acre tract of land situated in Lot 5, Block 4, Stone Hill Town Center subdivision, Pflugerville, Travis County, TX





LINE	START POSITION	END POSITION
1	N 72°52'17"E	85.78
2	S 80°27'30"E	74.03
3	N 72°52'17"E	85.78
4	S 80°27'30"E	84.02
5	N 72°52'17"E	85.78
6	N 88°01'01"E	43.28
7	N 38°27'41"E	97.15
8	N 72°52'17"E	85.78
9	N 81°30'17"E	39.21
10	N 72°52'17"E	85.78
11	N 88°01'01"E	43.28
12	N 88°01'01"E	43.28
13	S 18°30'18"E	132.75
14	N 31°12'24"E	61.32
15	S 18°30'18"E	132.75
16	N 31°12'24"E	144.23
17	S 18°30'18"E	90.00
18	N 31°12'24"E	61.32
19	S 18°30'18"E	90.00
20	N 31°12'24"E	61.32
21	S 18°30'18"E	132.75
22	N 31°12'24"E	61.32
23	S 18°30'18"E	132.75
24	N 31°12'24"E	61.32
25	S 18°30'18"E	132.75
26	N 31°12'24"E	61.32
27	S 18°30'18"E	132.75
28	N 31°12'24"E	61.32
29	S 18°30'18"E	132.75
30	N 31°12'24"E	61.32
31	S 18°30'18"E	132.75
32	N 31°12'24"E	61.32
33	S 18°30'18"E	132.75
34	N 31°12'24"E	61.32
35	S 18°30'18"E	132.75
36	N 31°12'24"E	61.32
37	S 18°30'18"E	132.75
38	N 31°12'24"E	61.32
39	S 18°30'18"E	132.75
40	N 31°12'24"E	61.32
41	S 18°30'18"E	132.75
42	N 31°12'24"E	61.32
43	S 18°30'18"E	132.75
44	N 31°12'24"E	61.32
45	S 18°30'18"E	132.75
46	N 31°12'24"E	61.32
47	S 18°30'18"E	132.75
48	N 31°12'24"E	61.32
49	S 18°30'18"E	132.75
50	N 31°12'24"E	61.32
51	S 18°30'18"E	132.75
52	N 31°12'24"E	61.32
53	S 18°30'18"E	132.75
54	N 31°12'24"E	61.32
55	S 18°30'18"E	132.75
56	N 31°12'24"E	61.32
57	S 18°30'18"E	132.75
58	N 31°12'24"E	61.32
59	S 18°30'18"E	132.75
60	N 31°12'24"E	61.32
61	S 18°30'18"E	132.75
62	N 31°12'24"E	61.32
63	S 18°30'18"E	132.75
64	N 31°12'24"E	61.32
65	S 18°30'18"E	132.75
66	N 31°12'24"E	61.32
67	S 18°30'18"E	132.75
68	N 31°12'24"E	61.32
69	S 18°30'18"E	132.75
70	N 31°12'24"E	61.32
71	S 18°30'18"E	132.75
72	N 31°12'24"E	61.32
73	S 18°30'18"E	132.75
74	N 31°12'24"E	61.32
75	S 18°30'18"E	132.75
76	N 31°12'24"E	61.32
77	S 18°30'18"E	132.75
78	N 31°12'24"E	61.32
79	S 18°30'18"E	132.75
80	N 31°12'24"E	61.32
81	S 18°30'18"E	132.75
82	N 31°12'24"E	61.32
83	S 18°30'18"E	132.75
84	N 31°12'24"E	61.32
85	S 18°30'18"E	132.75
86	N 31°12'24"E	61.32
87	S 18°30'18"E	132.75
88	N 31°12'24"E	61.32
89	S 18°30'18"E	132.75
90	N 31°12'24"E	61.32
91	S 18°30'18"E	132.75
92	N 31°12'24"E	61.32
93	S 18°30'18"E	132.75
94	N 31°12'24"E	61.32
95	S 18°30'18"E	132.75
96	N 31°12'24"E	61.32
97	S 18°30'18"E	132.75
98	N 31°12'24"E	61.32
99	S 18°30'18"E	132.75
100	N 31°12'24"E	61.32

1. POUNCEBURY
 2. POUNCEBURY
 3. POUNCEBURY
 4. POUNCEBURY
 5. POUNCEBURY
 6. POUNCEBURY
 7. POUNCEBURY
 8. POUNCEBURY
 9. POUNCEBURY
 10. POUNCEBURY
 11. POUNCEBURY
 12. POUNCEBURY
 13. POUNCEBURY
 14. POUNCEBURY
 15. POUNCEBURY
 16. POUNCEBURY
 17. POUNCEBURY
 18. POUNCEBURY
 19. POUNCEBURY
 20. POUNCEBURY
 21. POUNCEBURY
 22. POUNCEBURY
 23. POUNCEBURY
 24. POUNCEBURY
 25. POUNCEBURY
 26. POUNCEBURY
 27. POUNCEBURY
 28. POUNCEBURY
 29. POUNCEBURY
 30. POUNCEBURY
 31. POUNCEBURY
 32. POUNCEBURY
 33. POUNCEBURY
 34. POUNCEBURY
 35. POUNCEBURY
 36. POUNCEBURY
 37. POUNCEBURY
 38. POUNCEBURY
 39. POUNCEBURY
 40. POUNCEBURY
 41. POUNCEBURY
 42. POUNCEBURY
 43. POUNCEBURY
 44. POUNCEBURY
 45. POUNCEBURY
 46. POUNCEBURY
 47. POUNCEBURY
 48. POUNCEBURY
 49. POUNCEBURY
 50. POUNCEBURY
 51. POUNCEBURY
 52. POUNCEBURY
 53. POUNCEBURY
 54. POUNCEBURY
 55. POUNCEBURY
 56. POUNCEBURY
 57. POUNCEBURY
 58. POUNCEBURY
 59. POUNCEBURY
 60. POUNCEBURY
 61. POUNCEBURY
 62. POUNCEBURY
 63. POUNCEBURY
 64. POUNCEBURY
 65. POUNCEBURY
 66. POUNCEBURY
 67. POUNCEBURY
 68. POUNCEBURY
 69. POUNCEBURY
 70. POUNCEBURY
 71. POUNCEBURY
 72. POUNCEBURY
 73. POUNCEBURY
 74. POUNCEBURY
 75. POUNCEBURY
 76. POUNCEBURY
 77. POUNCEBURY
 78. POUNCEBURY
 79. POUNCEBURY
 80. POUNCEBURY
 81. POUNCEBURY
 82. POUNCEBURY
 83. POUNCEBURY
 84. POUNCEBURY
 85. POUNCEBURY
 86. POUNCEBURY
 87. POUNCEBURY
 88. POUNCEBURY
 89. POUNCEBURY
 90. POUNCEBURY
 91. POUNCEBURY
 92. POUNCEBURY
 93. POUNCEBURY
 94. POUNCEBURY
 95. POUNCEBURY
 96. POUNCEBURY
 97. POUNCEBURY
 98. POUNCEBURY
 99. POUNCEBURY
 100. POUNCEBURY

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

STONE HILL
TOWN CENTER

A 134.5414 ACRE TRACT OF LAND
IN THE T. G. STEWART SURVEY NO. 6,
ABSTRACT NO. 689,
CITY OF PFLUGERVILLE,
TRAVIS COUNTY, TEXAS

18 LOTS 5 BLOCKS 2 RESERVES

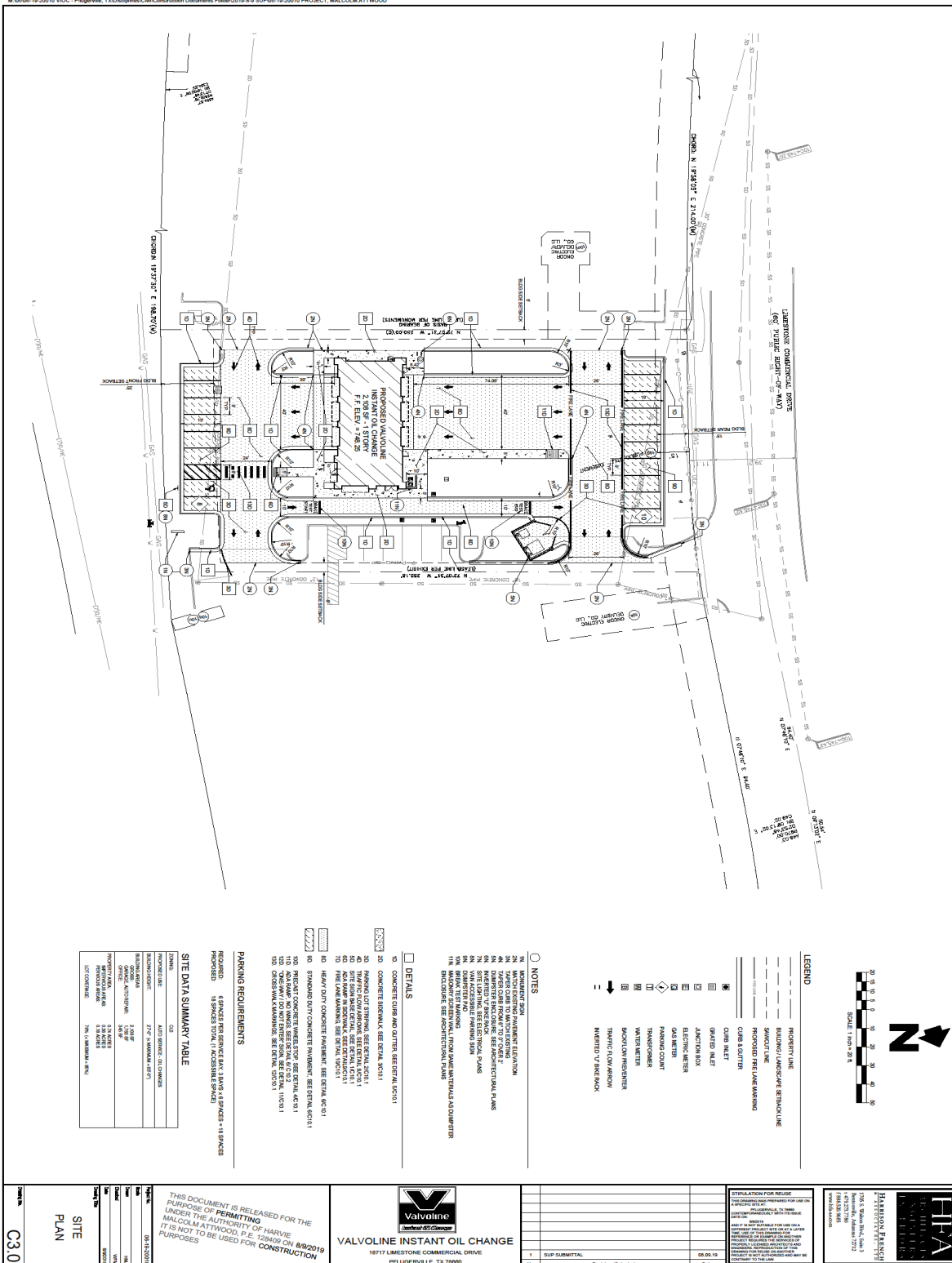
JUNE 7, 2007	
MAY 3, 2007	RESUBMITTAL
APRIL 19, 2007	RESUBMITTAL
MARCH 27, 2007	ORIGINAL SUBMITTAL

EXHIBIT “B”

CONDITIONS:

Item	Conditions of Approval	Purpose
1	The site shall be developed in accordance with Exhibit “C” and the Unified Development Code, Ordinance No. 1203-15-02-24, as amended.	Consistency with current standards. Deviations consistent with adjacent properties.

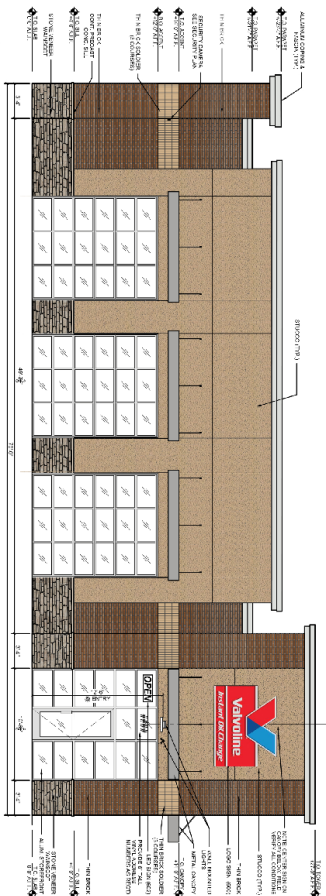
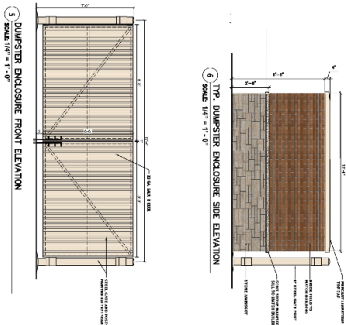
M:\08\08-19-20010 VIOC - Pflugerville, TX\Disciplines\Civil\Construction Documents Folder\2019-8-9 SUP\08-19-20010 PROJECT, MALCOLM.ATTWOOD



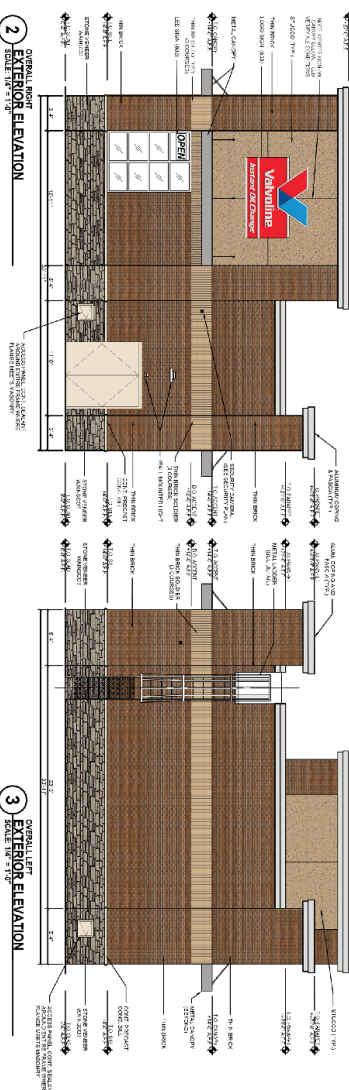
[illegible]

PRIMARY MATERIAL (STONE/BRICK) = 60%
SECONDARY MATERIAL (STUCCO) = 34%
ACCENT MATERIAL (METAL CORNICE) = 6%

SIGNAGE SHOWN FOR REFERENCE. SIGNAGE UNDER SEPARATE PERMIT

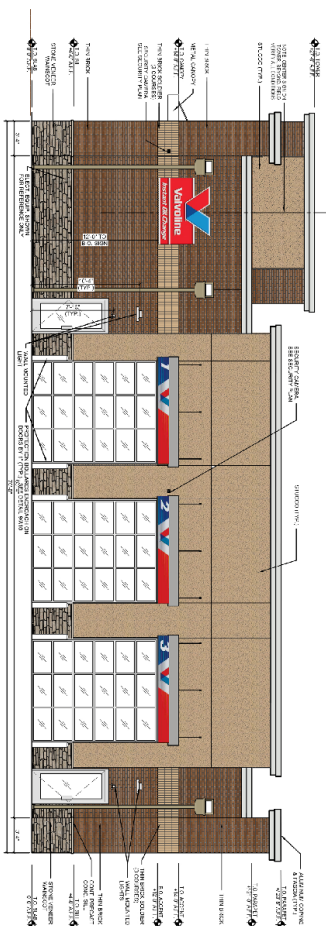


1 OVERALL FRONT
EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

3 **EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"



4 OVERALL REAR
EXTERIOR ELEVATION
SCALE 1/4" = 1'-0"

XXXXXX	STIPULATION FOR REUSE	HARRISON FINCHER <i>Contract Solutions</i> Manning & Miller P.O. Box 100 Nashville, TN 37203 Tel.: 615-252-7980
	THIS DOCUMENT AND POLICIES ARE THE PROPERTY OF PRINCETONVILLE, TN. NO REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, IS PERMITTED WITHOUT THE WRITTEN PERMISSION OF HARRISON FINCHER. A FEE OF \$100 WILL BE CHARGED FOR EACH COPY OF THIS DOCUMENT REQUESTED. IF YOU HAVE QUESTIONS REGARDING THIS POLICY, PLEASE CONTACT HARRISON FINCHER AT 615-252-7980.	



VALVOLINE INSTANT OIL CHANGE
STONE HILL CENTER
PELUGERVILLE, TX 78660



Project No.	06-19-2007
State	AS NOTE
Comm	H/F
Class	
Date	05.01.11
Drawing Title	

EXTERIOR ELEVATIONS

CONTRACTS TO LET
Involve natural Oil Change
 Richard Gallagher
 100 Vance Dr Way
 Lexington, KY 40508
 Bus: (602) 202-8674

ARCHITECT
 Harrison Patten & Assoc.
 Jami Cook
 1705 S. Wilson Blvd
 Suite 3
 Bentonville, AR 72712
 Bus: (479) 273-7780 ext.

Drawing No. _____