

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 APPROXIMATELY 104.42 ACRES, OF UNPLATTED LAND SITUATED IN THE WILLIAM CALDWELL LEAGUE AND LABOR SURVEY NO. 66, IN TRAVIS COUNTY, TEXAS, FROM URBAN (LEVEL 4:CL4) AND URBAN CENTER (LEVEL 5:CL5) TO CAMPUS INDUSTRIAL (CI) DISTRICT; TO BE KNOWN AS THE E. PECAN AND CAMERON ROAD REZONING (REZ2110-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; 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, the City has been petitioned by the property owner in accordance with the procedures of the City of Pflugerville's Code of Ordinances, Chapter 157, Unified Development Code, to amend the zoning of an approximate 104.42-acre tract of land out of the William Caldwell League and Labor Survey No. 66, in Travis County, Texas, from Urban (Level 4:CL4) and Urban Center (Level 5:CL5) to Campus Industrial (CI) District as depicted and described in **Exhibit A**, which is attached hereto and fully incorporated herein for all purposes (Proposed Zoning); and

WHEREAS, the Planning and Zoning Commission held a public hearing on December 6, 2021, determined that the petition and associated application for the Proposed Zoning met the requirements of Chapter 157 of the City's Unified Development Code, and voted affirmatively in favor of its approval of the Proposed Zoning with a vote of 5-0; 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.

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 City streets and thoroughfares; 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, to change the zoning district of the property described in Exhibit A, from Urban (Level 4:CL4) and Urban Center (Level 5:CL5) to Campus Industrial (CI) District for an approximate 104.42-acre tract of land out of the William Caldwell League and Labor Survey No. 66, in Travis County, Texas. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Campus Industrial (CI) District, as applicable, and all other applicable ordinances of the City.

SECTION 4. 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 5. 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 6. Effective Date. That this Ordinance will become effective on its adoption and passage by the City Council in accordance with Section 3.15(d) of the City Charter.

PASSED AND APPROVED this _____ day of _____, 2022.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

CHARLES E. ZECH, City Attorney
DENTON NAVARRO ROCHA BERNAL & ZECH, PC

EXHIBIT "A"

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Being 104.42 acres of land situated in Travis County, Texas, out of the Wm. Caldwell League And Labor Survey No. 66, and being part of that same property conveyed to Trelton K. Bohls in that instrument recorded in Volume 12820, Page 1846 of the Real Property Records, Travis County, Texas, as surveyed on the ground on this, the 20th day of December 2018, by Texas Land Surveying, Inc., and further described by metes and bounds as follows:

BEGINNING: at ½ inch iron rod with a pink cap stamped TLS INC set at a fence corner post in the west line of Cameron Road as fenced and maintained, for the northeast corner of a called 35.849 acres, conveyed to Elwood B. Burns and Willie Mae Burns, in that instrument recorded in Volume 5729, Page 1745 of the Deed Records, Travis County, Texas, the southeast corner of said Bohls tract, and this parcel.

THENCE: N 62°52'13" W, 1459.08 feet, with an existing fence, along the north line of said Burns tract, the south line of said Bohls tract, and this parcel, to a 5/8" iron rod w/ aluminum cap stamped TXDOT, found near a fence corner post, in the east line of Texas Toll Road 130, for the northwest corner of said Burns tract, the southeast corner of a called 2.979 acres, conveyed to the State Of Texas, in that instrument recorded under Document No. 2004006818 of the Official Public Records, Travis County, Texas, and an angle point in the south line of this parcel.

THENCE: N 14°08'06" W, 730.47 feet, generally along an existing fence, into, over and across said Bohls tract, along the east line of said State Of Texas tract, and the south line of this parcel, to a 5/8" iron rod w/ aluminum cap stamped TXDOT, found near a fence corner post, in the east line of the remainder of a called 37.060 acres, conveyed to Pville East, Ltd., in that instrument recorded under Document No. 2003067626 of said Official Public Records, the west line of said Bohls tract, and the east line of Texas Toll Road 130, for the southeast corner of said Pville East, Ltd. tract, the northeast corner of said State Of Texas tract, and the southwest corner of this parcel, from which a 5/8" iron rod w/ aluminum cap stamped TXDOT found in the east line of Texas Toll Road 130, for the northwest corner of said Pville East, Ltd. tract, and an angle point in the south line of a called 10.695 acres, conveyed to Oncor Electric Delivery Co., LLC, in that instrument recorded under Document No. 2016156555 of said Official Public Records, bears N 14°10'29" W, 376.68 feet.

THENCE: N 26°12'34" E 282.81 feet, generally along an existing fence, along the east line of said Pville East, Ltd tract, the west line of said Bohls tract, and this parcel to a ½" iron rod found, for the northeast corner of said Pville East, Ltd. tract, and the southeast corner of said Oncor Electric Delivery Co., LLC tract, from which a 5/8" iron rod w/ aluminum cap stamped TXDOT found in the east line of Texas Toll Road 130, for the northwest corner of said Pville East, Ltd. tract, and an angle point in the south line of said Oncor Electric Delivery Co, LLC tract bears N 62°47'55" W, 244.08 feet,

THENCE: N 27°13'09" E 1558.15 feet to a cotton spindle set in a paved drive, in the south line of Pecan Street, for the northeast corner of said Oncor Electric Delivery Co., LLC tract, the southeast corner of a called 0.172 acre tract conveyed to the City of Pflugerville, Texas, in that instrument recorded under Document No. 2016075277 of said Official Public Records, the southwest corner of a called 0.635 acre tract, conveyed to the City Of Pflugerville, Texas, in that instrument recorded under Document No. 2016082567 of said Official Public Records, and the northwest corner of this parcel, from which a ½ inch capped iron rod found for the northwest corner of said Oncor Electric Delivery Co., Llc tract bears N 62°38'31" W 299.97 feet,

THENCE: S 62°57'43" E, 1106.41 feet into, over and across said Bohls tract, along the south line of Pecan Street, the south line of said City Of Pflugerville, Texas 0.635 acre tract, and the north line of this

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parcel, to a 60D nail at the base of a fence corner post found for the southeast corner of said City of Pflugerville, Texas 0.635 acre tract for an angle point in the north line of this parcel.

THENCE: N 27°50'39" E, 25.00 feet continuing into, over and across said Bohls tract, along the south line of Pecan Street, the east line of said City of Pflugerville 0.635 acre tract and the north line of this parcel, to a ½ inch iron rod with a pink cap stamped TLS INC set for the northeast corner of said City of Pflugerville 0.635 acre tract and an angle point in the north line of this parcel.

THENCE: S 62°11'41" E, 711.59 feet joining an existing fence, into, over and across said Bohls tract, along the south line of Pecan Street as occupied, and the north line of this parcel, to a fence post found, for the northeast corner of this parcel.

THENCE: with an existing fence, into, over and across said Bohls tract, along the south line of Pecan Street, the west line of Cameron Road, and the east line of this parcel, the following 11 calls:

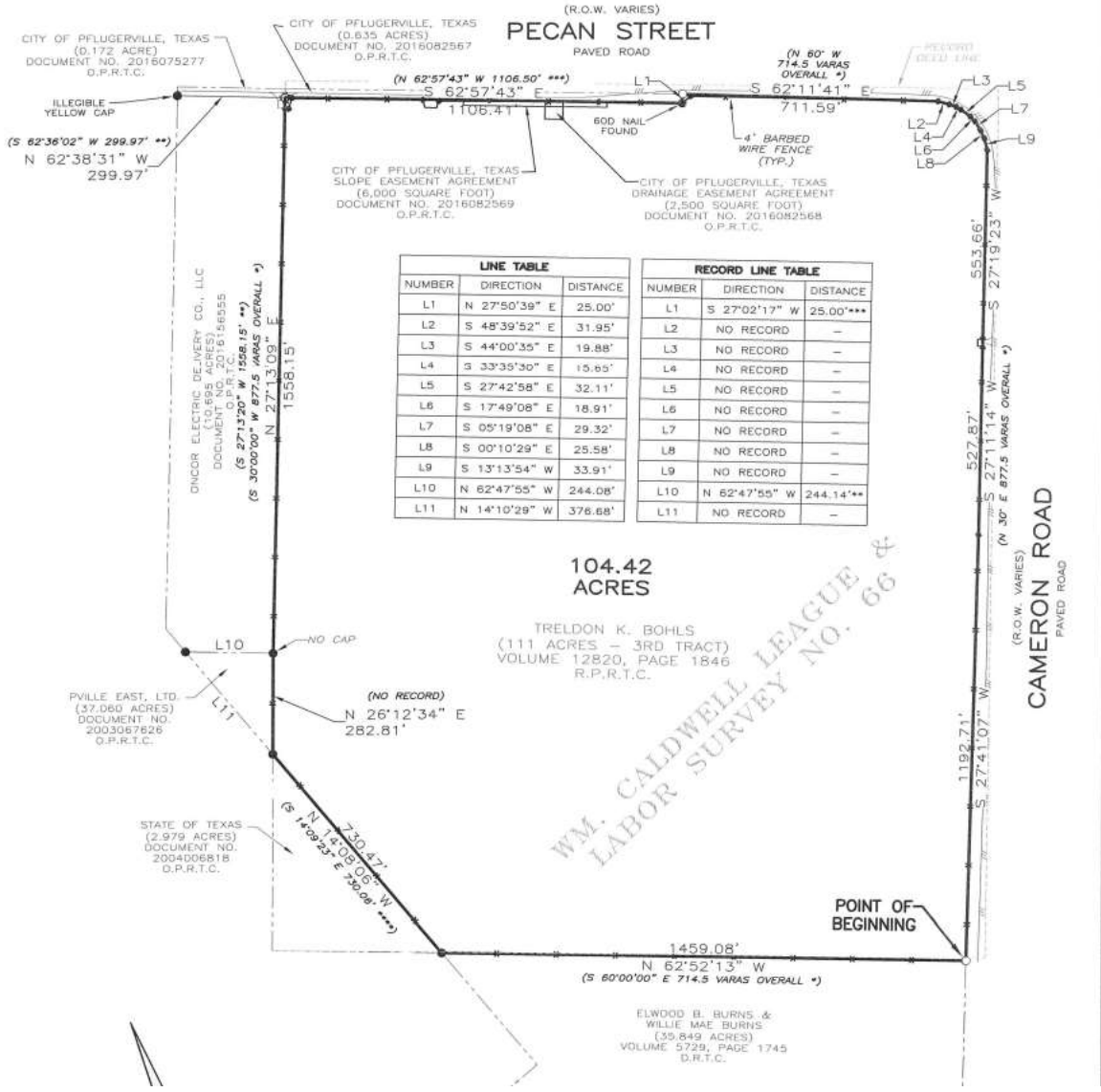
- 1) S 48°39'52" E, 31.95 feet to a fence post found, for an angle point.
- 2) S 44°00'35" E, 19.88 feet to a fence post found, for an angle point.
- 3) S 33°35'30" E, 15.65 feet to a fence post found, for an angle point.
- 4) S 27°42'58" E, 32.11 feet to a fence post found, for an angle point.
- 5) S 17°49'08" E, 18.91 feet to a fence post found, for an angle point.
- 6) S 05°19'08" E, 29.32 feet to a fence post found, for an angle point.
- 7) S 00°10'29" E, 25.58 feet to a fence post found, for an angle point.
- 8) S 13°13'54" W, 33.91 feet to a fence post found, for an angle point.
- 9) S 27°19'23" W, 553.66 feet to a fence post found, for an angle point.
- 10) S 27°11'14" W, 527.87 feet to a fence post found, for an angle point.
- 11) S 27°41'07" W, 1192.71 feet to the Point of Beginning and containing a computed area of 104.42 acres more or less.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System Central Zone (NAD83).

 12-21-18
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628
TBPLS Firm #10056200
GEOSCIENCE FIRM #50538



SURVEY



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N 27°50'39" E	25.00'
L2	S 48°39'52" E	31.95'
L3	S 44°00'35" E	19.88'
L4	S 33°35'30" E	15.65'
L5	S 27°42'58" E	32.11'
L6	S 17°49'08" E	18.91'
L7	S 05°19'08" E	29.32'
L8	S 00°10'29" E	25.58'
L9	S 13°13'54" W	33.91'
L10	N 62°47'55" W	244.08'
L11	N 14°10'29" W	376.68'

RECORD LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 27°02'17" W	25.00'***
L2	NO RECORD	-
L3	NO RECORD	-
L4	NO RECORD	-
L5	NO RECORD	-
L6	NO RECORD	-
L7	NO RECORD	-
L8	NO RECORD	-
L9	NO RECORD	-
L10	N 62°47'55" W	244.14'**
L11	NO RECORD	-

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