

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 19.81 ACRES, OF UNPLATTED LAND SITUATED IN THE EDWARD FLINT SURVEY NO. 11, IN TRAVIS COUNTY, TEXAS, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO PUBLIC FACILITIES & OPEN SPACE (PF); TO BE KNOWN AS THE CAMP DOUBLECREEK REZONING (REZ2111-01); 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 19.81-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277 in Travis County, Texas, from Agriculture/Development Reserve (A) to Public Facilities & Open Space (PF), 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 January 3, 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 Agriculture/Development Reserve (A) to Public Facility & Open Space (PF) for an approximate 19.81-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277 in Travis County, Texas. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Public Facilities & Open Space (PF), 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:

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TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

**EXHIBIT "A"**

Whitehead  
9.99 Acre Tract  
05/29/2021

Travis County, Texas  
Page 1 of 1  
FN21033

**METES AND BOUNDS DESCRIPTION  
'EXHIBIT A'**

**9.99 ACRES OF LAND, MORE OR LESS, OUT OF THE EDWARD FLINT SURVEY NO. 11, ABSTRACT NO. 277, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT DESCRIBED IN THE DEED TO WENDEE WHITEHEAD AND ANNE MATRONE, RECORDED IN DOCUMENT NO. 1999099272 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 9.99 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH LINE AS OCCUPIED OF KELLY LANE (NO RECORD INFO FOUND) FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED IN THE DEED TO ARDALIA E. MARTIN, RECORDED IN DOCUMENT NO. 2005056379 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND NORTHWEST CORNER HEREOF, FROM WHICH A 1/2 INCH IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID MARTIN TRACT BEARS, N 62°59'17" W, 286.36 FEET;

**THENCE**, S 63°07'17" E, WITH THE SOUTH LINE OF SAID KELLY LANE, A DISTANCE OF 286.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED IN THE DEED TO WAYNE R. MOORE AND NOREEN A. MOORE, RECORDED IN DOCUMENT NO. 2018166522 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND NORTHEAST CORNER HEREOF;

**THENCE**, S 26°59'03" W, WITH THE COMMON LINE OF SAID MOORE TRACT AND SAID WHITEHEAD TRACT, A DISTANCE OF 1530.17 FEET TO A 1/2 INCH PIPE FOUND IN THE NORTH LINE OF THE VILLAGES OF HIDDEN LAKE, PHASE 2A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200400108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE SOUTHEAST CORNER HEREOF;

**THENCE**, N 61°52'05" W, WITH THE COMMON LINE OF SAID THE VILLAGES OF HIDDEN LAKE, PHASE 2A, SUBDIVISION, AND SAID WHITEHEAD TRACT, A DISTANCE OF 283.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID MARTIN TRACT, AND SOUTHWEST CORNER HEREOF;

**THENCE**, N 26°53'48" E, WITH THE COMMON LINE OF SAID MARTIN TRACT AND SAID WHITEHEAD TRACT, A DISTANCE OF 1523.96 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 9.99 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 0.99989535 AND CONVERGENCE ANGLE 01°25'21".

**SEE PLAT OF EVEN DATE**

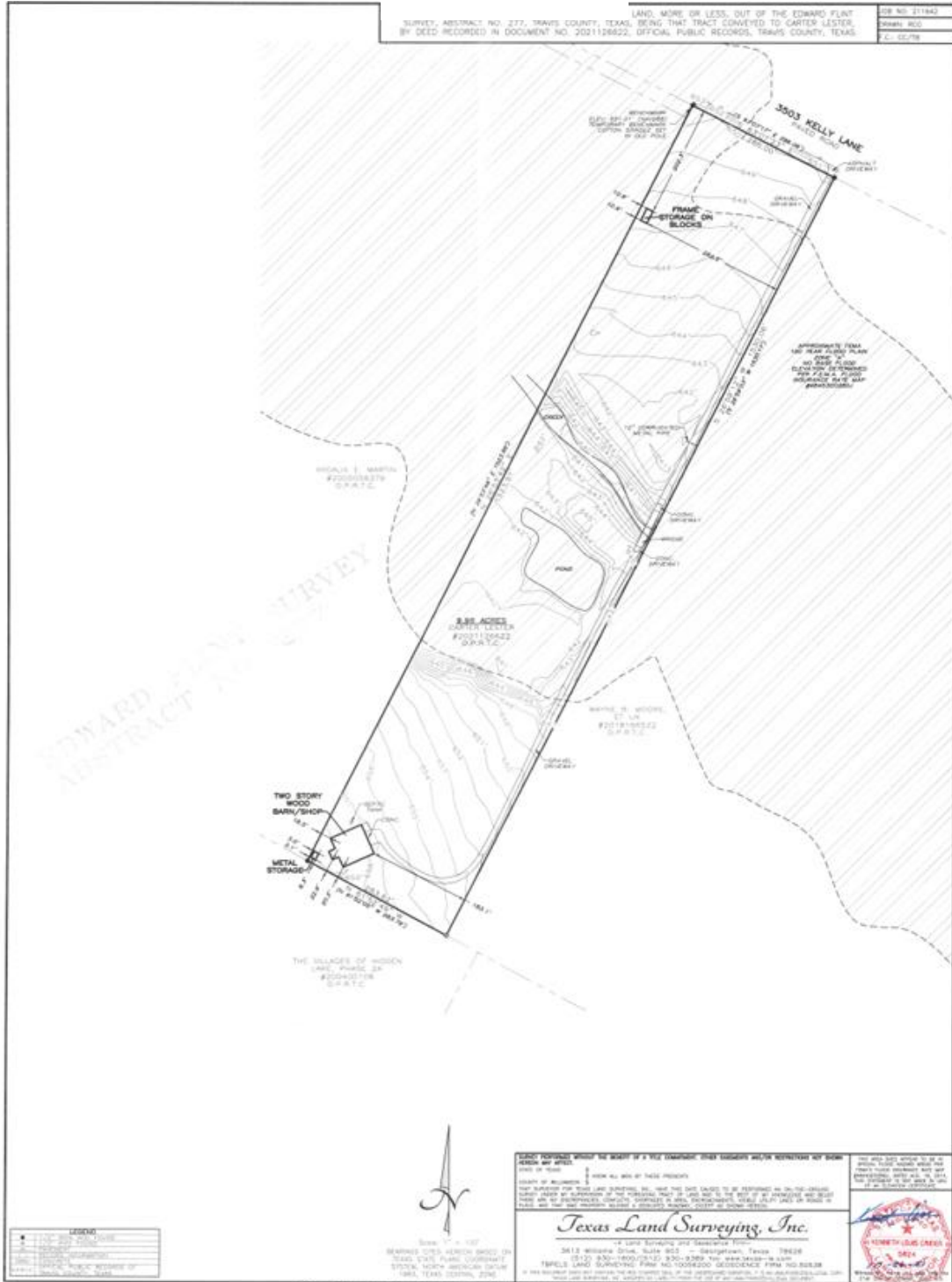
I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 05-29-2012  
DODD SURVEYING & MAPPING CO., INC.  
PROFESSIONAL LAND SURVEYORS  
P. O. BOX 1695  
LIBERTY HILL, TX 78642



*Fred L. Dodd Jr.*  
FRED L. DODD JR.  
R.P.L.S. NO. 6392  
STATE OF TEXAS  
FIRM NO. 10194646

# SURVEY



SURVEY, ABSTRACT NO. 277, TRAVIS COUNTY, TEXAS, LAND, MORE OR LESS, OUT OF THE EDWARD FLEMING TRACT CONVEYED TO GARTER LESTER, BY DEED RECORDED IN DOCUMENT NO. 2021126622, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

JOB NO: 211842  
 SHEET NO: 1  
 DATE: 02/19

LEGEND	
[Symbol]	EXISTING SURVEY
[Symbol]	PROPOSED SURVEY
[Symbol]	ADJACENT SURVEY
[Symbol]	ADJACENT SURVEY
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[Symbol]	ADJACENT SURVEY
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[Symbol]	ADJACENT SURVEY
[Symbol]	ADJACENT SURVEY



Scale: 1" = 100'

BEARING (DES. BEARING) SHOWN ON THIS SURVEY PLAN, CORRECTED TO 1983, TRAVIS COUNTY, TEXAS.

LAND SURVEYING IS A PROFESSIONAL SERVICE AND THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY UNLESS HE OR SHE HAS BEEN ADVISED BY THE CLIENT OF THE NATURE AND EXTENT OF THE SURVEY AND HAS ACCEPTED THE SURVEY AS SUCH.

**Texas Land Surveying, Inc.**

14 Lane Springs and Gateway Farms  
 3612 Williams Drive, Suite 902 - Georgetown, Texas 78626  
 (512) 830-7600 FAX (512) 830-7601 www.texaslandsurveying.com  
 TEXAS LAND SURVEYING FIRM NO. 00042000 DEEDS FIRM NO. 80828



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION IS INDEFINITE. THIS DOCUMENT IS IN THE PUBLIC DOMAIN.

**TRACT 1:** BEING 1.50 ACRES OF LAND, MORE OR LESS, OUT OF THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED TO JANE LESTER NEAL, BY DEED RECORDED IN DOCUMENT NO. 2021241508, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.  
**TRACT 2:** BEING 6.51 ACRES OF LAND, MORE OR LESS, OUT OF THE EDWARD FLINT SURVEY, ABSTRACT NO. 277, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT TRACT CONVEYED TO JANE LESTER NEAL, BY DEED RECORDED IN DOCUMENT NO. 2021241508, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

JOB NO. 211943  
 DRAWN BY: [Name]  
 DATE: 06/29



Scale = 1" = 100'  
 BEARING DATA MEASURED BASED ON  
 TEXAS STATE PLANE COORDINATE  
 SYSTEM, NORTH AMERICAN DATUM  
 1983, TEXAS CENTRAL ZONE.

EDWARD FLINT SURVEY  
 ABSTRACT NO. 277

PAGE 3 OF 3

LEGEND	
[Symbol]	Survey Boundary
[Symbol]	Adjacent Property
[Symbol]	Water
[Symbol]	Other

TEXAS LAND SURVEYING, INC.  
 3612 Williams Drive, Suite 301 - Georgetown, Texas 78626  
 (512) 835-1500 / (512) 835-0369 Fax: www.texaslandsurveying.com  
 TEXAS LAND SURVEYING FIRM NO. 10084220 CREDENTIALS FIRM NO. 60038

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