

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 10.53 ACRES, OF UNPLATTED LAND SITUATED IN THE JACOB CASNER SURVEY, ABSTRACT NO. 2753, IN TRAVIS COUNTY, TEXAS, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO SINGLE FAMILY- RESIDENTIAL (SF-R); TO BE KNOWN AS THE 1917 AND 1931 ROWE LOOP REZONING (REZ2024-000156); 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 10.53-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) to Single- Family Residential (SF-R), 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 August 5, 2024, 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 4-2; 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 Single-Family Residential (SF-R) for an approximate 10.53 acre tract of land out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Single-Family Residential (SF-R), 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 \_\_\_\_\_, 2024.

CITY OF PFLUGERVILLE,  
TEXAS

by:

\_\_\_\_\_  
VICTOR GONZALES, Mayor

ATTEST:

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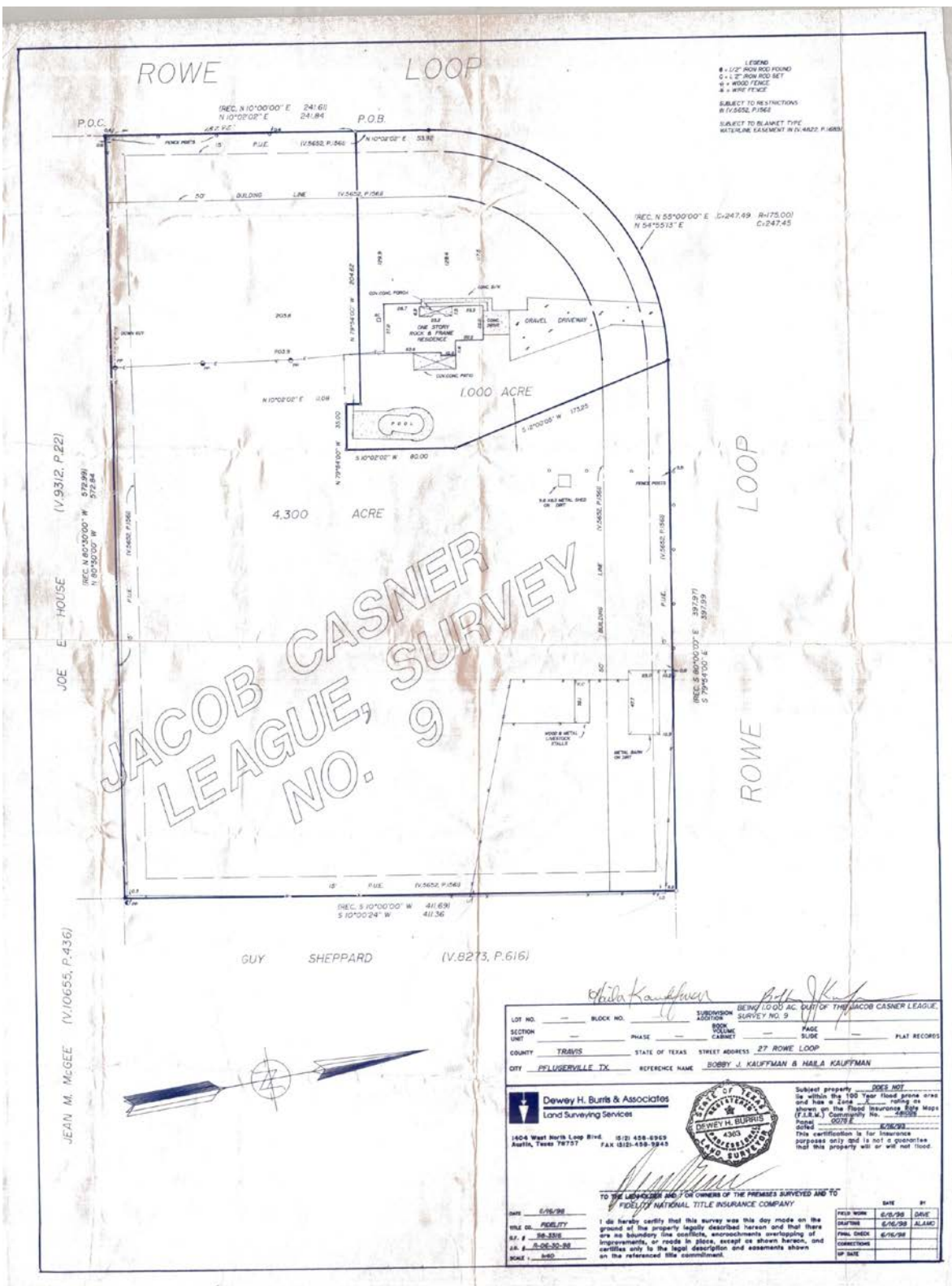
TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

# EXHIBIT "A"



LOT NO. \_\_\_\_\_ BLOCK NO. \_\_\_\_\_ SUBSECTION BEING 1.000 AC. OUT OF THE JACOB CASNER LEAGUE, SURVEY NO. 9  
 SECTION \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ PLAT RECORDS  
 UNIT \_\_\_\_\_ RANGE \_\_\_\_\_ CABINET \_\_\_\_\_ SLIDE \_\_\_\_\_  
 COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 27 ROWE LOOP  
 CITY PFLUGERVILLE TX REFERENCE NAME BOBBY J. KAUFFMAN & MARLA KAUFFMAN

**Dewey H. Burris & Associates**  
 Land Surveying Services  
 1404 West Ninth Loop Blvd. Austin, Texas 78757  
 (512) 458-8959 FAX (512) 458-3945

Subject property DOES NOT lie within the 100 year flood zone area and has a Zone \_\_\_\_\_ rating as shown on the Flood Insurance Rate Maps (F.I.R.M.) Community No. \_\_\_\_\_  
 This certification is for insurance purposes only and is not a guarantee that this property will or will not flood.

TO THE LANDOWNER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY

I do hereby certify that this survey was this day made on the ground of the property legally described herein and that there are no boundary line conflicts, encroachments overlapping of improvements, or roads in place, except as shown herein, and certifies only to the legal description and easements shown on the referenced title commitment.

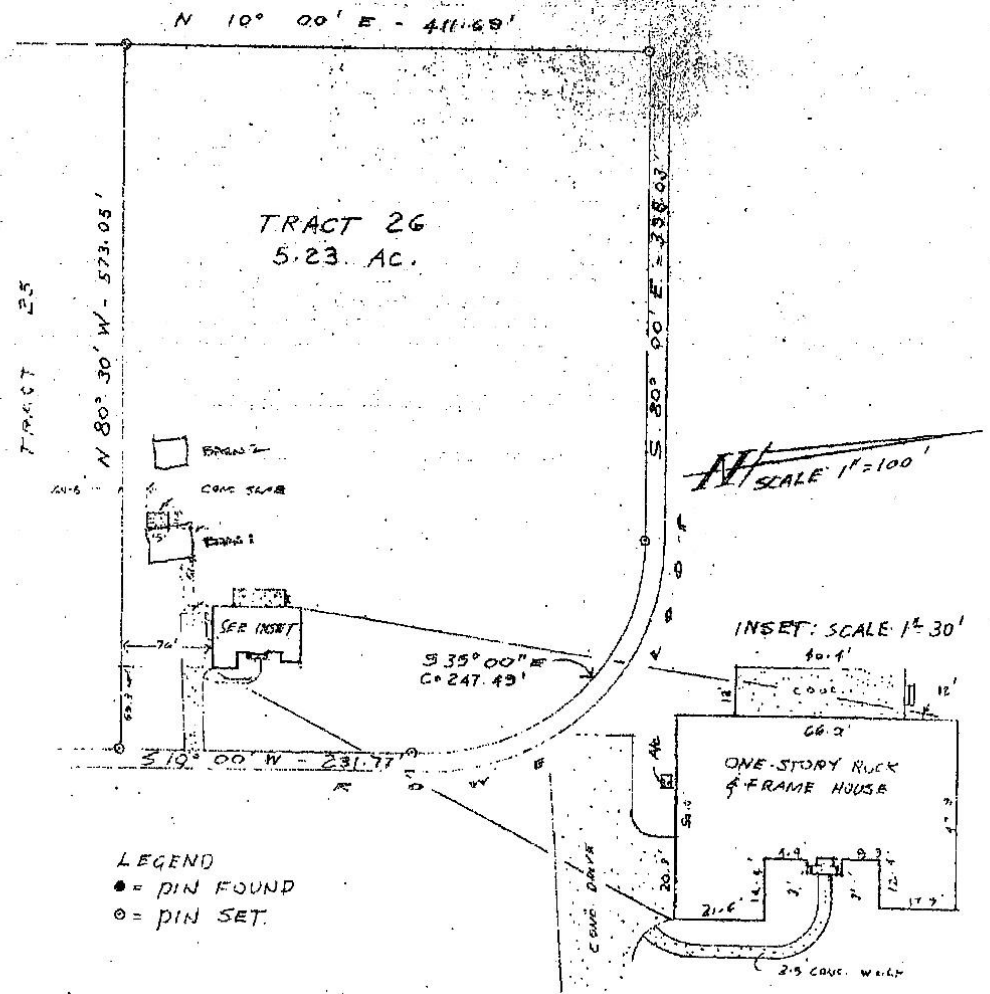
DATE 5/16/98 BY [Signature]  
 TITLE BY [Signature]  
 BY [Signature]  
 DATE 5-06-98  
 BOOK 1-840

FIELD WORK 5/16/98 DATE  
 DRAFTING 5/16/98 DATE  
 FINAL CHECK 5/16/98 DATE  
 CORRECTIONS UP DATE

SURVEY PLAT OF: LOCAL ADDRESS ROWE LOOP REF: SHEPPERD

LEGAL DESCRIPTION: \*

\* 5.23 Acres of land, more or less, out of and a part of the Jacob Casner league, situated in Travis County, Texas and being known as tract 26 of Pflugerville Acres (an unrecorded subdivision plat) and being more fully described by metes & bounds in exhibit "A" attached hereto



- NOTES 1 APPLY:
- This property is in ZONE NC of the F.E.M.A. Flood Insurance Rate Map for TRAVIS COUNTY, Texas, Community Panel No. AB1026 015B, dated 4-1-82.
  - This property is within a Special Flood Hazard Area, as identified by the F.I.A./H.U.D. Flood Hazard Boundary Map for \_\_\_\_\_ Texas, Community Panel No. \_\_\_\_\_ dated \_\_\_\_\_.