

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 AN APPROXIMATELY 243.7-ACRE TRACT OF LAND SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NO. 162 AND THE JOHN LIESSE SURVEY NO. 18, ABSTRACT NO. 18, LOCALLY ADDRESSED 16430 CAMERON ROAD FROM AGRICULTURE/DEVELOPMENT RESERVE (A) TO PARKS FACILITIES AND OPEN SPACE (PF); TO BE KNOWN AS 1849 PARK REZONING; 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 approximately 243.7-acre tract of land situated in the William Caldwell Survey No. 66, Abstract No. 162 and the John Liesse Survey No. 18, Abstract No. 18, locally addressed 16430 Cameron Road from Agriculture/Development Reserve (A) to Parks Facilities and 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 8, 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 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 Parks Facilities and Open Space (PF) for an approximate 243.7-acre tract of land situated in the William Caldwell Survey No. 66, Abstract No. 162 and the John Liesse Survey No. 18, Abstract No. 18, locally addressed 16430 Cameron Road. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Parks Facilities and 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 _____, 2024.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT "A"

SURVEY

"Exhibit A "

243.70 ACRES

Being 243.70 acres of land (Tract 1 and Tract 2) situated in Travis County, Texas, out of the William Caldwell Survey No. 66, Abstract No. 162, and the John Liesse Survey No. 18, Abstract No. 18, and being a portion of a called 1008.3 acres conveyed to Thomas W. Pfluger, Trustee for Kelly Stephen Pfluger and Vicki Lynn Pfluger in a Warranty Deed dated August 19, 1988, as recorded in Volume 10761, Page 199 of the Real Property Records of Travis County, Texas and further described by metes and bounds as follows:

Tract 1 (211.71 acres)

BEGINNING: at a 1/2" iron rod w/ cap stamped "CS, Ltd." found in the north line of Cameron Road and the east line of said Pfluger tract, at or near the southwest corner of a called 98.38 acres conveyed to James W. Whiteley and Nadine M. Whiteley in an Administrator's Deed dated November 1, 1978, as recorded in Volume 6373, Page 149 of the Deed Records of Travis County, Texas, and the southeast corner of this parcel.

THENCE: N 62°58'51" W, 1511.18 feet along the north line of Cameron Road, across said Pfluger tract, and along the south line of this parcel, to a 1/2" iron rod w/ cap stamped "TLS, Inc.", set for an angle point and the start of a curve right having a delta of 18°34'09", a radius of 404.74 feet, and a chord bearing and distance of N 54°37'47" W, 130.60 feet.

THENCE: continuing through said Pfluger tract the following 7 calls:

- 1) 131.17 feet along said curve right to a 1/2" iron rod w/ cap stamped "CS Ltd.", found in the north line of Cameron Road, and the south line of this parcel, for the end point of said curve right, an angle point, and the start of a curve right having a delta of 24°25'39", a radius of 206.77 feet, and a chord bearing and distance of N 26°26'00" W, 87.49 feet.
- 2) 88.15 feet along said curve right to a 1/2" iron rod w/ cap stamped "CS Ltd.", found in the north line of Cameron Road, and the south line of this parcel, for the end point of said curve right, an angle point, and the start of a curve right having a delta of 03°25'07", a radius of 262.41 feet, and a chord bearing and distance of N 06°18'28" W, 15.65 feet.
- 3) 15.66 feet along said curve right to a 1/2" iron rod w/ cap stamped "CS Ltd.", found in the north line of Cameron Road, and the south line of this parcel, for the end point of said curve right, the southeast corner of a called 91.43 acres (tract=85.00 acres, access tract=6.43 acres) conveyed to ARP Autumn Ridge Partners, L.P. in a Special Warranty Deed dated June 15, 2007, as recorded in Document No. 2007114908 of the Official Public Records of Travis County, Texas, and the southwest corner of this parcel.
- 4) N 26°59'20" E, 1916.25 feet along the east line of said ARP Autumn Ridge Partners, L.P. 6.43 acre tract, and the west line of this parcel, to a 1/2" iron rod w/ cap stamped "CS Ltd.", found for an angle point.
- 5) N 26°58'58" E, 1998.51 feet along the east line of said ARP Autumn Ridge Partners, L.P. 6.43 acre tract, and the west line of this parcel to a 1/2" iron rod w/ cap stamped "TLS, Inc.", set for an angle point, from which a 1/2" iron rod w/ cap stamped "TLS, Inc.", set in the west line of said Pfluger tract, for the northeast corner of a called 248.0 acres conveyed to the Jack and Winnie Mae Murchison Family Partnership, Ltd. in a Special Warranty Deed dated August 18,

2003, as recorded in Document No. 2005003460 of said Official Public Records, an angle point in the east line of said ARP Autumn Ridge Partners, L.P. 6.43 acre tract, and the southeast corner of 31.99 acres (Tract 2) also surveyed this date, bears N 63°11'02" W, 59.88 feet.

6) N 26°59'19" E, 883.56 feet along the east line of said ARP Autumn Ridge Partners, L.P. 6.43 acre tract, and the west line of this parcel, to a ½" iron rod w/ cap stamped "TLS, Inc.", set in the south line of said ARP Autumn Ridge Partners, L.P. 85.00 acre tract, for the northeast corner of said ARP Autumn Ridge Partners, L.P. 6.43 acre tract, and the northwest corner of this parcel, from which a ½" iron rod w/ cap stamped "TLS, Inc.", set in the south line of said ARP Autumn Ridge Partners, L.P. 85.00 acre tract, for the northwest corner of said ARP Autumn Ridge Partners, L.P. 6.43 acre tract, and the northeast corner of said 31.99 acres (Tract 2), bears N 62°51'47" W, 59.94 feet.

7) S 62°54'30" E, 2673.68 feet along the south line of said ARP Autumn Ridge Partners, L.P. 85.00 acre tract, and the north line of this parcel, to a ½" iron rod w/ cap stamped "TLS, Inc.", set in the west line of a called 100.057 acres conveyed to ARP Autumn Ridge Partners, L.P. in a Special Warranty Deed with Vendor's Lien dated May 18, 2007, as recorded in Document No. 2007094925 of said Official Public Records, for the southeast corner of said ARP Autumn Ridge Partners, L.P. 85.00 acre tract, and the northeast corner of this parcel.

THENCE: S 27°33'54" W, 883.52 feet along the west line of said ARP Autumn Ridge Partners, L.P. 100.057 acre tract, the east line of said Pfluger tract, and this parcel, to a cotton spindle, found in the north line of said Whiteley tract, for the southwest corner of said ARP Autumn Ridge Partners, L.P. 100.057 acre tract, an angle point in the east line of said Pfluger tract, and this parcel.

THENCE: N 62°55'57" W, 947.61 feet along the north line of said Whiteley tract, the east line of said Pfluger tract, and this parcel, to a ½" iron rod w/ cap stamped "TLS, Inc.", set for the northwest corner of said Whiteley tract, an angle point in the east line of said Pfluger tract, and this parcel.

THENCE: S 26°57'08" W, along the west line of said Whiteley tract, the east line of said Pfluger tract, and this parcel, at 1997.95 feet passing a ½" iron rod w/ cap stamped "TLS, Inc.", set for a reference point, continuing in all 3996.24 feet, to the Point of Beginning.

Tract 2 (31.99 acres)

BEGINNING: at a ½" iron rod w/ cap stamped "TLS, Inc.", set in the south line of said ARP Autumn Ridge Partners, L.P., 85.00 acre tract, for the northeast corner of this parcel, from which a ½" iron rod w/ cap stamped "TLS, Inc.", set in the south line of said ARP Autumn Ridge Partners, L.P., 85.00 acre tract, for the northwest corner of 211.71 acres (Tract 1) also surveyed this date, bears S 62°51'47" E, 59.94 feet.

THENCE: S 26°59'03" W, 883.90 feet across said Pfluger tract, along the west line of said ARP Autumn Ridge Partners, L.P., 6.43 acre tract, and the east line of this parcel, to a ½" iron rod w/ cap stamped "TLS, Inc." set in the west line of said Pfluger tract, for the northeast corner of said Jack and Winnie Mae Murchison Family Partnership, Ltd. tract, an angle point in the west line of said ARP Autumn Ridge Partners, L.P., 6.43 acre tract, and the southeast corner of this parcel.

THENCE: N 62°55'11" W, 1579.12 feet along the north line of said Jack and Winnie Mae Murchison Family Partnership, Ltd. tract, the west line of said Pfluger tract, and the south line of this parcel, to a 4" cedar fence post, found in the east line of a called 69.14 acres conveyed to ARP Autumn Ridge Partners, L.P. in a Special Warranty Deed dated March 28, 2007, as recorded in Document No. 2007059998 of

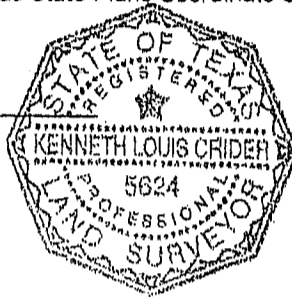
said Official Public Records, for the northwest corner of said Jack and Wilnle Mae Murchison Family Partnership, Ltd. tract, an angle point in the west line of said Pfluger tract, and the southwest corner of this parcel.

THENCE: N. 27°20'49" E, 884.00 feet along the east line of said ARP Autumn Ridge Partners, L.P. 69.14 acre tract, the west line of said Pfluger tract, and this parcel, to a 1/2" iron rod w/ cap stamped "Walker Partner" found for the southwest corner of said ARP Autumn Ridge Partners, L.P. 85.00 acre tract, and the northwest corner of this parcel, from which a 1" iron pipe found for the northwest corner of said ARP Autumn Ridge Partners, L.P., 85.00 acre tract bears N 27°21'55" E, 697.19 feet.

THENCE: S 62°54'56" E, 1573.53 feet across said Pfluger tract, along the south line of said ARP Autumn Ridge Partners, L.P., 85.00 acre tract, and the north line of this parcel, to the Point of Beginning.

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

[Signature] 9-11-15
Kenneth Louis Crider, R.P.L.S. No. 5624
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628



Texas Land Surveying, Inc.

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TBPLS FIRM No. 10059200

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Oct 14, 2015 04:02 PM

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MORALES: \$117.50

Dana DeBeauvoir, County Clerk
Travis County TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.