

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 33 ACRES, OF UNPLATTED LAND SITUATED IN THE T.S. BARNES SURVEY NO. 46, ABSTRACT NO. 67, IN TRAVIS COUNTY, TEXAS, FROM AGRICULTURE/DEVELOPMENT RESERVE (A) DISTRICT TO CAMPUS INDUSTRIAL (CI) DISTRICT; TO BE KNOWN AS THE RNDC INC. REZONING (REZ2101-03); 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 33-acre tract of land out of the T.S. Barnes Survey No. 46, Abstract No. 67, in Travis County, Texas, from Agriculture/Development Reserve (A) District 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 April 05, 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 6-0; 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) District to Campus Industrial (CI) District for a 33-acre tract of land. 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 \_\_\_\_\_, 2020.

CITY OF PFLUGERVILLE,  
TEXAS

by:

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

ATTEST:

\_\_\_\_\_

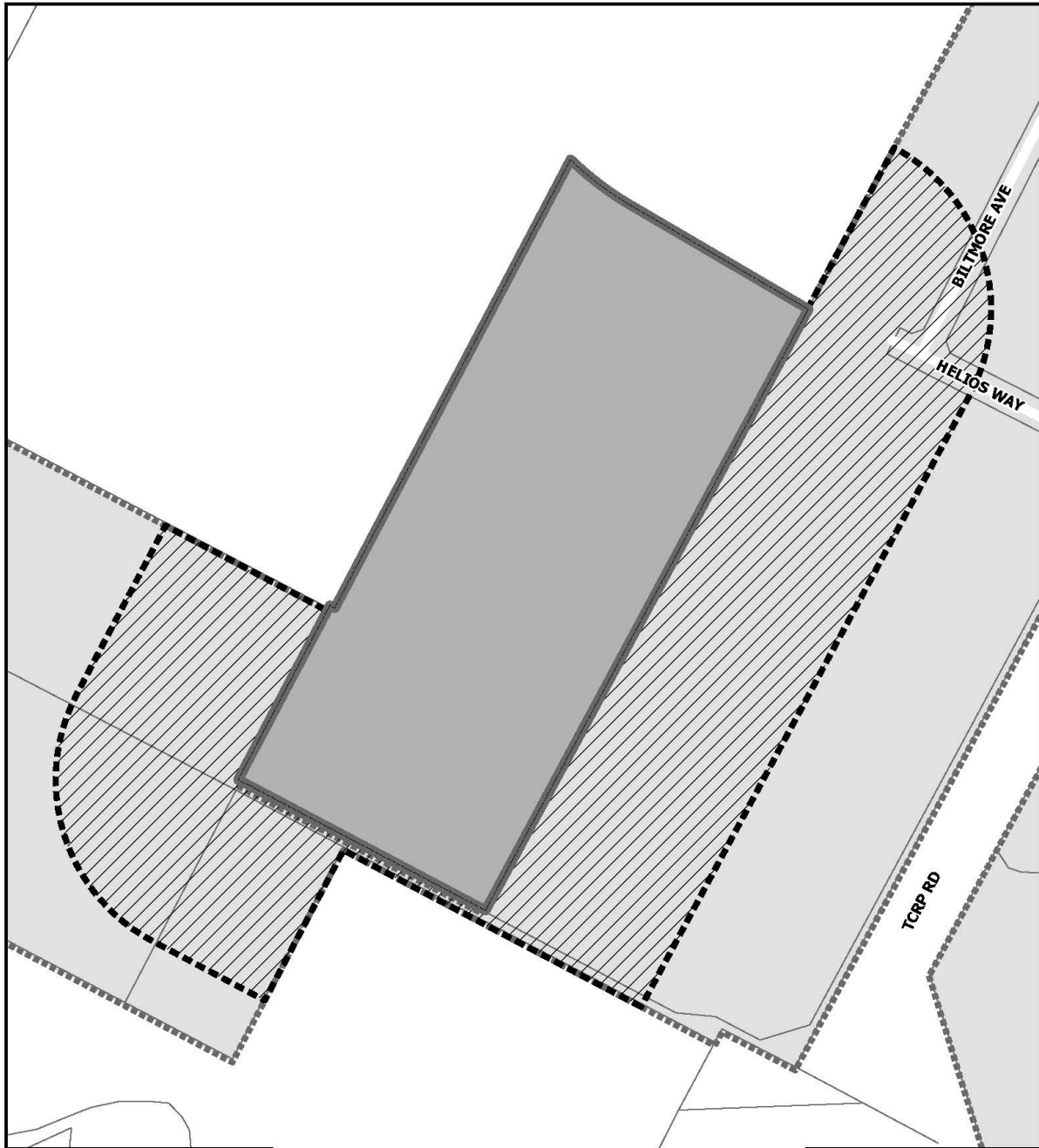
KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

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

# EXHIBIT "A"



**RNDC Inc**  
**(Unzoned to CI)**





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**Case Number:**  
**REZ2101-03**


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**1/25/2021**

**Legend**


-  Rezoning
-  Notification Area
-  City Limits
-  ETJ

0      200      400 Feet

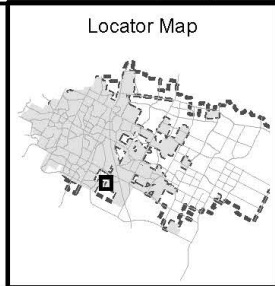


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When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.



**PFLUGERVILLE**  
TEXAS



## SURVEY

County: Travis  
Project: RNDC/HeliosWay  
Half AVO: 36677.004

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October 1, 2020

**A METES AND BOUNDS DESCRIPTION OF 33.000 ACRES (APPROX. 1,437,469 SQUARE FEET) OUT OF AND A PORTION OF THE T.S. BARNES SURVEY NO. 46, ABSTRACT NO. 67, IN TRAVIS COUNTY, TEXAS, BEING ALL OF THE 33.000 ACRE TRACT CONVEYED TO REPUBLIC NATIONAL DISTRIBUTING COMPANY, L.L.C IN DOCUMENT NO. 2019196373 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 33.000 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING** at a 5/8-inch iron rod found in the southwest right-of-way line of East Pecan Street (right-of-way width varies), described in Document No. 2007185109 of the Official Public Records of Travis County, Texas, O.P.R.T.C.T., at the most northerly corner of a called 75.30 acre tract of land conveyed to TACK Development, Ltd in Document No. 2003232092, O.P.R.T.C.T., also being the most easterly corner of the 165.15 acre tract of land conveyed to Hagn & Timmerman, LTD. in Volume 10398, Pages 907,901, 915 and 919, R.P.R.T.C.T.;

**THENCE** South 28°16'34" West, with the common line of the said 165.15 acre Hagn & Timmerman tract and the said 75.30 acre TACK Development, Ltd. tract, at a distance of 1448.04 feet passing a 1/2-inch iron rod with cap stamped "Halff Associates, Inc." set for the most northerly corner of a 0.4513 acre Driveway Easement recorded in Document No. 2019193775 of the Official Public Records of Travis County, Texas, also being the most easterly corner of a 1.416 acre Driveway Easement also recorded in Document No. 2019193775 of the Official Public Records of Travis County, Texas, in all, a distance of 1528.09 feet to a 1/2-inch iron rod with cap stamped "Halff Associates, Inc." to the most westerly corner of the said 0.4513 acre Driveway Easement, also being the most southerly corner of the said 1.416 acre Driveway Easement, **POINT OF BEGINNING** and most easterly corner of the herein described tract of land;

**THENCE** South 28°16'34" West, with the southeast line of the said 33.000 acre Republic National Distributing Company, L.L.C. tract, being the northwest line of the said 75.30 acre TACK Development, Ltd. tract, a distance of 1865.71 feet to a 1/2" iron rod with "G&R Surveying" cap found in the northeast line of a called 2.56 acre tract of land conveyed to the City of Pflugerville in Volume 9236, Page 954, R.P.R.T.C.T. for the most southerly corner of the said 33.000 acre Republic National Distributing Company, L.L.C. tract and most southerly corner of the herein described tract of land, being the most westerly corner of the said 75.30 acre TACK Development, Ltd. tract;

**THENCE** with the common lines of the 33.000 acre Republic National Distributing Company, L.L.C. tract and the said 2.56 acre City of Pflugerville tract, the following two (2) courses and distances:

1. North 62°10'08" West, a distance of 732.56 feet to a 1/2-inch iron rod with cap stamped "Halff Associates, Inc." set for angle point hereof;
2. North 62°28'49" West, a distance of 32.79 feet to a PK nail with shiner marked "RCS, Inc." found in asphalt for the westerly corner of the said 33.000 acre Republic National Distributing Company, L.L.C. tract and most westerly corner of the herein described tract of land, being a common corner with the said 2.56 acre City of Pflugerville tract, and being in the southeast line of a called 19.00 acre tract of land conveyed to the City of Pflugerville in Volume 9236, Page 954, R.P.R.T.C.T.;

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Project: RNDC/HeliosWay  
Half AVO: 36677.004

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October 1, 2020

**THENCE** North 27°46'38" East, with the common line of the said 33.000 acre Republic National Distributing Company, L.L.C. tract and the said 19.00 acre City of Pflugerville tract, a distance of 538.05 feet to a 1/2-inch iron rod found at the most easterly corner of the said 19.00 acre City of Pflugerville tract, being a common corner with the said 165.15 acre Hagn & Timmerman tract;

**THENCE** crossing the said 165.15 acre Hagn & Timmerman tract with the lines of the said 33.000 acre Republic National Distributing Company, L.L.C. tract, the following two (2) courses and distances:

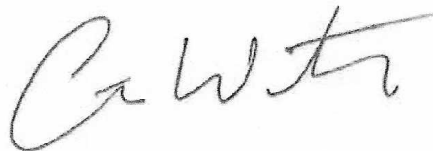
1. South 62°13'22" East, a distance of 15.00 feet to a 1/2-inch iron rod with cap stamped "Half Associates, Inc." set;
2. North 27°46'38" East, a distance of 1385.55 feet to a 1/2-inch iron rod with cap stamped "Half Associates, Inc." set at the most westerly corner of the said 1.416 acre Driveway Easement, for the most northerly corner of the said 33.000 acre Republic National Distributing Company, L.L.C. tract and herein described tract of land;

**THENCE**, with the northeast line of the said 33.000 acre tract, being the southwest line of the said 1.416 acre Driveway Easement tract, the following two (2) courses and distances:

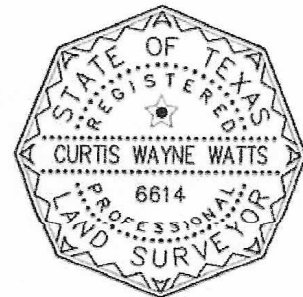
1. With a curve to the left, having a radius of 871.64 feet, a delta angle of 13°39'32", an arc length of 207.79 feet and a chord which bears South 52°52'02" East, a distance of 207.30 feet to a 1/2-inch iron rod with cap stamped "Half Associates, Inc." set for point of tangency;
2. South 59°41'48" East, a distance of 562.60 feet to the **POINT OF BEGINNING** and containing 33.000 acres of land, more or less, within these metes and bounds.

NOTE: Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.0001. Units: U.S. Survey Feet. Date of Field Survey: October 22, 2019.

I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

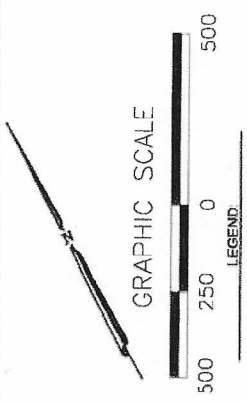


10/01/2020



Curtis Wayne Watts, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6614  
Half Associates, Inc., TBPLS Firm No. 10029607  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729 512-777-4600

Date



**CITY OF PFLUGERVILLE**  
 REMAINDER OF (2.56 AC.)  
 VOL. 9236, PG. 954  
 R.P.R.T.C.T.

**TRAVIS COUNTY, TEXAS**  
 CALLED (58.775 ACRES)  
 DOCUMENT NO. 2007058778  
 O.P.R.T.C.T.

**CITY OF PFLUGERVILLE**  
 REMAINDER OF (19.00 AC)  
 VOL. 9236, PG. 954  
 R.P.R.T.C.T.

**HAGN & TIMMERMAN, LTD.**  
 (165.15 AC)  
 VOL. 10398, PG. 907  
 VOL. 10398, PG. 911  
 VOL. 10398, PG. 915  
 VOL. 10398, PG. 919  
 R.P.R.T.C.T.

**ERIC HODGSON AND JOANN HODGSON**  
 CALLED 0.464 ACRE  
 VOL. 11847, PG. 1471, R.P.R.T.C.T.

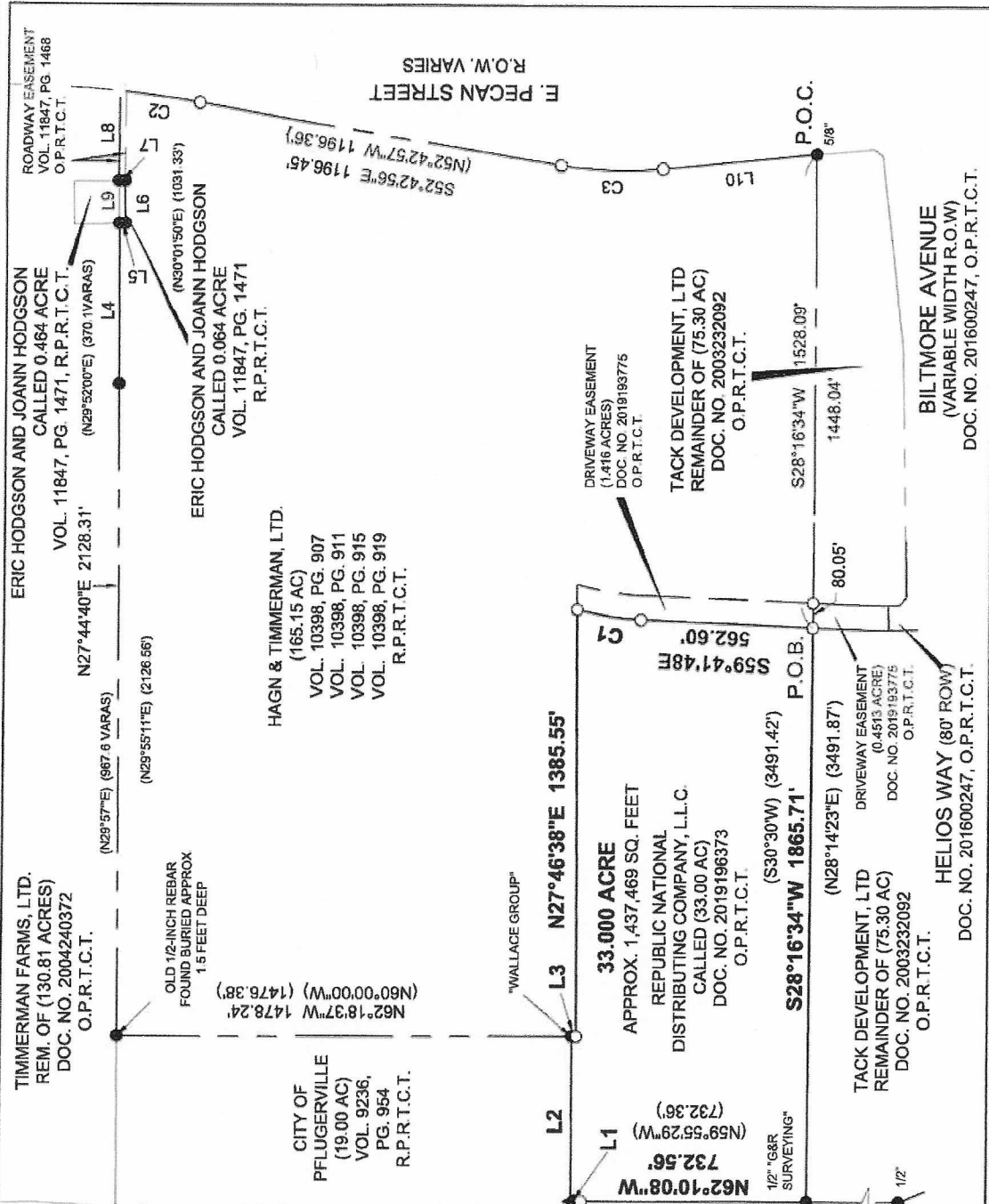
**ERIC HODGSON AND JOANN HODGSON**  
 CALLED 0.064 ACRE  
 VOL. 11847, PG. 1471  
 R.P.R.T.C.T.

**TACK DEVELOPMENT, LTD**  
 REMAINDER OF (75.30 AC)  
 DOC. NO. 200322092  
 O.P.R.T.C.T.

**REPUBLIC NATIONAL DISTRIBUTING COMPANY, L.L.C.**  
 CALLED (33.00 AC)  
 DOC. NO. 2019196373  
 O.P.R.T.C.T.

**ROADWAY EASEMENT**  
 VOL. 11847, PG. 1468  
 O.P.R.T.C.T.

**DRIVEWAY EASEMENT**  
 (1.416 ACRES)  
 DOC. NO. 2019193775  
 O.P.R.T.C.T.



Project No.:	36677.04
Issued:	10/01/2020
	36677.04
	ANNEXATION2
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## EXHIBIT FOR RE-ZONING APPLICATION

T.S BARNES SURVEY NO. 46, ABSTRACT NO. 67  
 TRAVIS COUNTY, TEXAS

9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
 AUSTIN, TEXAS 78729  
 TEL: (512) 252-9607  
 FAX: (512) 252-9141

**BEARING BASIS NOTE:**  
 THE BASIS OF BEARINGS AND OF THE COORDINATES SHOWN HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) CENTRAL ZONE BASED ON MULTIPLE, REPEATED GPS OBSERVATIONS UTILIZING THE LEICA VRS NETWORK. THIS IS A SURFACE DRAWING, UTILIZING COMBINED GRID TO SURFACE SCALE FACTOR OF 1.0001.

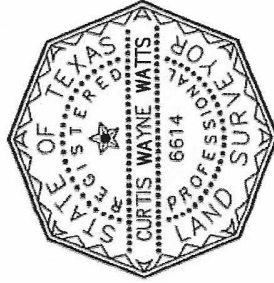
[ ] RECORD INFORMATION  
VOL. 11847, PG. 1471  
{ } RECORD INFORMATION  
FROM DOC. 2007185111

LINE	BEARING	DISTANCE
L1	N62°28'49"W (N60°14'10"W)	32.79' (32.80')
L2	N27°46'38"E (N30°30'00"E)	538.05' (538.05')
L3	S62°13'22"E	15.00'
L4	N27°44'20"E (N30°01'50"E)	510.72'
L5	S62°48'14"E (S59°58'10"E)	19.94' [20.00']
L6	N27°46'21"E (N30°01'50"E)	139.89' [140.00']
L7	N62°35'31"W (N59°58'10"W)	19.98' [20.00']
L8	N27°44'20"E (S30°01'50"W)	277.56' [380.41'] **
L9	N27°44'20"E (N30°01'50"E)	139.97' [140.00']
L10	S67°23'41"E (S67°23'41"E)	506.53' [506.49']

NOTE:  
THERE MAY BE ADDITIONAL EASEMENTS OF RECORD  
NOT SHOWN HEREON WHICH MAY AFFECT THE  
SUBJECT PROPERTY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	871.64'	13°39'32"	207.79'	S52°52'02"E	207.30'
C2	3912.00' {3912.00}}	3°51'57"	263.94' {263.92}}	N54°38'54"W {N54°38'55"W}	263.89' {263.87}}
C3	1288.00' {1288.00}}	14°40'48"	330.01' {329.98}}	S60°03'18"E {S60°03'19"E}	329.10' {329.08}}

\*\*DISTANCE OF 380.41' - DISTANCE OF 102.85 FEET IN DOC. NO. 2007158111 = 277.56'



10/01/2020

*C. Watts*



9500 AMBERGLEN BLVD., BLDG. F, SUITE 125  
AUSTIN, TEXAS 78729  
TRP&LS SURVEYING FIRM #10029607  
TEL (512) 777-4800  
FAX (512) 252-8141

**EXHIBIT FOR RE-ZONING APPLICATION**  
T.S BARNES SURVEY NO. 46, ABSTRACT NO. 67  
TRAVIS COUNTY, TEXAS

Project No.:	36677.04
Issued:	10/01/2020
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	ANNEXATION2
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