

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, TRACTS OF LAND TOTALING APPROXIMATELY 62.74 ACRES OF LAND SITUATED WITHIN THE THEOPHILUS ELLISON SURVEY, ABSTRACT NO.260, IN TRAVIS COUNTY, TEXAS, BEING CALLED 86.96 ACRE TRACT AS DESCRIBED IN A GENERAL WARRANTY DEED TO NEW SWEDEN MPC. L.P. AND RECORDED IN DOCUMENT NO. 2006201486, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION. EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; AND TO BE ZONED AGRICULTURE / DEVELOPMENT RESERVE (A); TO BE KNOWN AS NEW SWEDEN LIFT STATION ANNEXATION (ANX2025-00423); BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; APPROVING A SERVICE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Pflugerville, Texas (the "City") desires to annex approximately 62.74 acres of land situated in the Theophilus Ellison Survey, Abstract No. 260, in Travis County, Texas, being all of called 86.96 acre tract of land as described in a general warranty deed to New Sweden MPC, L.P and recorded in document no. 2006201486 of the official public records of Travis County, Texas more particularly described and depicted in **Exhibit "A,"** with the exhibit being attached hereto and incorporated herein by reference (collectively, the "Property"); and

**WHEREAS**, pursuant to Chapter 43, Section 43.003, of the Texas Local Government Code, a home-rule municipality may extend the boundaries of the municipality and annex area adjacent to the municipality; and

**WHEREAS**, Chapter 43, Subchapter C-3 of the Texas Local Government Code authorizes municipalities to annex an area on the request of all property owner in an area, whereby the City has received a petition for annexation by the property owner for a 62.74-acre tract of land further described in **Exhibit "A"**; and

**WHEREAS**, the City Council provided public notice and held a public hearing on February 24, 2026, for all interested persons to attend and be heard in accordance with Texas Local Government Code, Chapter 43, Subchapter C-3 § 43.0673; and

**WHEREAS**, on February 11, 2026, dates that were at least ten days, but not more than twenty days before, the respective public hearings, notice of the public hearing on this annexation was published on the City's internet website and a newspaper of general circulation; and

**WHEREAS**, the City has complied with all conditions precedent established under the Texas Local Government Code necessary to take this action annexing the Property.

**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 Property, lying outside of, but adjacent to and adjoining the City, is hereby annexed into the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by all the acts, ordinances, resolutions, and regulations of the City except as otherwise provided for in the attached Exhibit B.

**Section 3.** The City finds annexation of the Property to be in the public interest due the Property promoting economic growth of the City.

**Section 4.** The Property shall be temporarily zoned Agriculture / Development Reserve (A).

**Section 5.** The service plan attached as **Exhibit “B”** is approved, and municipal services shall be provided to the Property in accordance therewith.

**Section 6.** The City Manager is hereby authorized and directed to take appropriate action to have the official map of the City revised to reflect the addition to the City’s Corporate Limits and the City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Travis County, Texas, and in the official records of the City.

**Section 7.** If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Council that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

**Section 8.** This Ordinance will take effect upon its adoption by the City Council in accordance with the provisions of Section 3.15(d) of the City Charter.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

CITY OF PFLUGERVILLE, TEXAS

By: \_\_\_\_\_  
Doug Weiss, Mayor

ATTEST:

\_\_\_\_\_  
Trista Evans, City Secretary

APPROVED AS TO FORM:

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Michael Hayes, City Attorney

## **Exhibit “A”**

EXHIBIT "B"

SERVICE PLAN AGREEMENT FOR PROPERTY ANNEXED