

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 REZONING AN APPROXIMATE 5.927-ACRE TRACT SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NUMBER 162, IN TRAVIS COUNTY, TEXAS GENERALLY LOCATED AT 3315 EAST PECAN STREET FROM URBAN CENTER LEVEL 5 (CL5) TO CAMPUS INDUSTRIAL (CI); TO BE KNOWN AS THE 3315 EAST PECAN STREET REZONING (REZ2024-00398); 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 rezone from Urban Center Level 5 (CL5) to Campus Industrial (CI) an approximate 5.927-acre tract of land out of the William Caldwell Survey No. 66, Abstract No. 162, in Travis County, Texas, 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 March 3, 2025, 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, Urban Center Level 5 (CL5) to Campus Industrial (CI) an approximate 5.927-acre tract of land out of the William Caldwell Survey No. 66, Abstract No. 162, in Travis County, Texas as depicted and described in **Exhibit A**. The property described herein may be developed and used in accordance with regulations established for the base zoning district of Campus Industrial (CI), 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 _____, 2025.

CITY OF PFLUGERVILLE,
TEXAS

by:

VICTOR GONZALES, Mayor

ATTEST:

TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

EXHIBIT “A”

EXHIBIT "A"

County: Travis
AVO: 31603
Project Name: ONCOR Pflugerville

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5.927 ACRES

BEING A 5.927 ACRES TRACT SITUATED IN THE WILLIAM CALDWELL SURVEY NO. 66, ABSTRACT NUMBER 162, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.695 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC AND RECORDED IN DOCUMENT NO. 2016156555 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found in the west line of a called 111 acres tract described as "Third Tract" in a Partition Deed to Trelton K. Bohls and recorded in Volume 12820, Page 1846 of the Real Property Records of Travis County, Texas for the southeast corner of said 10.695 acres tract, same being the northeast corner of a remainder tract, being a portion of a called 37.060 acres tract as described in a Warranty Deed to Pville East, Ltd. and recorded in Document No. 2003067626 of the Official Public Records of Travis County, Texas;

THENCE leaving said west line of the 111 acres tract, with the south line of said 10.695 acres tract, same being the north line of said 37.060 acres tract, N62°47'23"W a distance of 244.14 feet to a Texas Department of Transportation (TxDOT) Type II concrete monument with bronze disk found at the intersection of said north line of the 37.060 acres tract with the north right-of-way line of State Highway No. 130 (SH130), a varying width right-of-way according to TxDOT Right-of-Way Map CSJ No. 0440-06-008, for an angle point said south line of the 10.695 acres tract for the east corner of a called 0.041 acre tract as described in a Deed to the State of Texas and recorded in Document No. 2004046767 of said Official Public Records of Travis County, Texas;

CONTINUING with said south line of the 10.695 acres tract, same being the northeast line of said 0.041 acre tract, same being said north right-of-way line of SH130, N14°11'32"W a distance of 84.62 feet to a PK nail with washer stamped "HALFF ASSOC. INC." set in concrete in the top of a metal fence post at the intersection of said north right-of-way line of SH130 with the east line of a called 37.217 acres tract as described in a Correction Warranty Deed to Pville East, Ltd and recorded in Document No. 2004036261 of said Official Public Records of Travis County, Texas, for the southwest corner of said 10.695 acres tract, same being the north corner of said 0.041 acres tract;

THENCE leaving said north right-of-way line of SH130, with the west line of said 10.695 acres tract and said east line of the 37.217 acres tract, N27°13'39"E a distance of 13.93 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west line of the 10.695 acres tract and said east line of the 37.217 acres tract, and from which a 1/2-inch iron rod with plastic cap stamped "COBB FENDLEY & ASSOCIATES" found in the south right-of-way line of East Pecan Parkway, a varying width right-of-way according to Document No. 2016075277 of the Official Public Records of Travis County, Texas, for the northwest corner of said 10.695 acres tract bears N27°13'39"E a distance of 1,481.76 feet;

EXHIBIT "A"

County: Travis
AVO: 31603
Project Name: ONCOR Pflugerville

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5.927 ACRES

THENCE leaving said west line of the 10.695 acres tract and said east line of the 37.217 acres tract, crossing said 10.695 acres tract the following three (3) courses and distances:

1. N28°43'36"E a distance of 533.66 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. N39°20'22"E a distance of 326.48 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set, and
3. S62°46'21"E a distance of 217.57 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west line of the 111 acres tract, same being the east line of said 10.695 acres tract, and from which a 1/2-inch iron rod with plastic cap stamped "COBB FENDLEY & ASSOCIATES" found in said south right-of-way line of East Pecan Parkway for the northeast corner of said 10.695 acres tract, bears N27°13'20"E a distance of 628.15 feet;

THENCE with said west line of the 111 acres tract and said east line of the 10.695 acres tract, S27°13'20"W a distance of 930.00 feet to said **POINT OF BEGINNING** of the tract described herein, and containing 5.927 acres.

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011).
All distances shown hereon are surface with a scale factor of 1.00011: U.S. Survey Feet.

These property descriptions are accompanied by a parcel plat of even date.

I, Dan H. Clark, Registered Professional Land Surveyor, hereby certify that this legal description and the accompanying parcel plat of even date represent an actual survey made on the ground under my supervision.



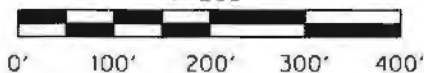
DAN H. CLARK, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6011
Halff Associates, Inc.,
TBPLS Firm No. 10029607
4030 West Braker Lane, Suite 410, Austin, Texas 78759, 512-777-4600

11/14/2019
Date





GRAPHIC SCALE
1"=200'



LEGEND:

- ☐ 1xDOT ALUMINUM CAP FOUND
- 1/2" IRON ROD FOUND
- 1/2-IN IRON ROD W/ PLASTIC CAP STAMPED "HALFF" SET
- △ PK NAIL W/ WASHER STAMPED "HALFF ASSOC. INC." SET IN FENCE POST

O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX

O.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX

R.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS CO., TX

P.O.B. POINT OF BEGINNING

|| || ACCESS DENIAL LINE

PVILLE EAST, LTD.
EXHIBIT A
(37.217 ACRES)
DOC. NO. 2004036261
O.P.R.T.C.T.

EASEMENT & RIGHT OF WAY
DOC. NO. 2001096290
O.P.R.T.C.T.

ONCOR ELECTRIC
DELIVERY
COMPANY, L.L.C.
10.695 AC.
2016156555
O.P.R.T.C.T.

TREDON K BOHLS
EXHIBIT "B"
(THIRD TRACT 111 ACRES)
VOL. 12820 PG. 1846
R.P.R.T.C.T.



THAT I, DAN CLARK, DO HEREBY CERTIFY THAT I PREPARED THIS SURVEY FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

[Signature] 11/14/2019

DAN CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6011
HALFF ASSOCIATES, INC.
TBPLS FIRM REGISTRATION NO. 10029607
9500 AMBERGLEN BLVD., BLDG F., SUITE 125
AUSTIN, TEXAS 78729

LINE	BEARING	DISTANCE
L1	N62°47'23"W	244.14'
L2	N14°11'32"W	84.62'
L3	N27°13'39"E	13.93'

REMAINDER OF
(37.060 ACRES)
PVILLE EAST LTD.
DOC. NO. 2003067626
O.P.R.T.C.T.



HALFF

9500 AMBERGLEN BLVD
BLDG F, STE 125
AUSTIN, TEXAS 78729
TEL (512) 777-4817
TBPLS FIRM NO. 10029607



5.927 ACRES
WILLIAM CALDWELL
SURVEY NO.66
ABSTRACT NO. 162

Project No.: 31603

Issued: 11/14/2019

Accompanying file Name:
SV-LD-5.927AC-31603.doc

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