

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, A TRACT OF LAND TOTALING APPROXIMATELY 62.73 ACRES SITUATED WITHIN THE THEOPHILUS ELLISON SURVEY, SECTION 22, ABSTRACT NO. 260 IN TRAVIS COUNTY, TEXAS, WITHIN THE CITY'S EXTRATERRITORIAL JURISDICTION; AND RECORDED IN DOCUMENT NO. 201794178 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; ZONING THE LAND AS A PARKS FACILITIES AND OPEN SPACE DISTRICT (PF); SUCH LAND TO BE KNOWN AS THE NEW SWEDEN LIFT STATION ANNEXATION; BINDING THE LAND TO ALL OF THE 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 62.73 acres of land situated in the Theophilus Ellison Survey, Section 22, Abstract No. 260, in Travis County, Texas; and recorded in document No. 2017194178 of the official public records of Travis County, Texas; such land 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 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; and

WHEREAS, the City, as owner of the Property, now seeks to utilize its authority under the law to annex the Property for all purposes and to zone the Property as a Parks Facilities and Open Space District (PF); and

WHEREAS, the City has provided public notice and held a public hearing on April 14, 2026, for all interested persons to attend and be heard in accordance with Section 43.0673, Texas Local Government Code; and

WHEREAS, on February 11, 2026, a date that was at least ten days, but not more than twenty days before the respective public hearing, notice of

the public hearing on this annexation was published on the City's internet website and a newspaper of general circulation; and

WHEREAS, as the Property includes right-of-way owned by Travis County, the City, in accordance with Section 43.1055, Texas Local Government Code, provided the County with timely, written notice of this proposed annexation and subsequently, has received no written objection from the County; 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, a description and depiction of which is attached as **Exhibit A**, 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. The Property shall be entitled to all the rights and privileges of the City and shall be bound by all 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 to the Property promoting economic growth of the City.

Section 4. The Property shall be zoned as a Parks Facilities and Open Space District (PF).

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

Section 6. The City Manager is 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 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**

Doug Weiss, Mayor

ATTEST:

Trista Evans, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT B
SERVICE PLAN AGREEMENT FOR PROPERTY ANNEXED