

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 FROM AGRICULTURE / CONSERVATION (A) TO GENERAL BUSINESS-1 (GB1) ON 1.81-ACRE PORTION OF THE TRACT AND GENERAL BUSINESS-2 (GB2) ON 3.189 ACRES, LAND SITUATED IN THE HENRY BLESSING SURVEY NO. 3, ABSTRACT NO. 99 AND THE SEFRIN EISELIN SURVEY NO. 1, ABSTRACT 265, PFLUGERVILLE, TRAVIS COUNTY, TX, GENERALLY LOCATED ALONG F.M. 685 AND SOUTH OF PFENNIG LANE; TO BE KNOWN AS THE CROSS DEVELOPMENT REZONING (REZ1503-01), AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, under the authority of Texas Local Government Code Chapter 211, the City of Pflugerville adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, the Planning and Zoning Commission held a public hearing on April 6, 2015 and voted for its approval with a vote of 6-0;

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;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

The City Council finds:

THAT, the zoning amendment 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 the street; 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 1: That the Official Zoning Map of the City of Pflugerville, Texas adopted in Ordinance No. 1203-15-02-24, as amended, is amended to change the base zoning districts of the property described in Exhibit A, from Agriculture/Conservation (A) District to General Business-1 (GB1) District, and the property described in Exhibit B, from Agriculture/Conservation (A) District to General Business-2 (GB2) District.

The property described above may be developed and used in accordance with regulations established for the General Business-1 (GB1) District and the General Business-2 (GB2) District, as applicable, and other applicable ordinances of the City of Pflugerville, Texas.

Section 2. This ordinance shall be cumulative of all other ordinances of the City of Pflugerville, and this ordinance shall not operate to repeal or affect any other ordinances of the

City of Pflugerville 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.

Section 3. 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 4. That this Ordinance will become effective on its adoption and passage by the City Council.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CITY OF PFLUGERVILLE, TEXAS

by: \_\_\_\_\_  
JEFF COLEMAN, Mayor

ATTEST:

\_\_\_\_\_  
KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
GEORGE E. HYDE, City Attorney  
DENTON, NAVARRO, ROCHA, BERNAL, HYDE & ZECH P.C.

**EXHIBIT "A"**

**Tract 1: 1.81 acres to General Business-1 Zoning**

**EXHIBIT "B"**

**Tract 2: 3.189 acres to General Business-2 Zoning**