ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 874-07-04-10 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF ALL LOTS IN THE PFLUGER CROSSING SOUTH, PHASE 1 SUBDIVISION, CONSISTING OF 22.78 ACRES OF LAND AT THE SOUTHWEST CORNER OF FM 685 AND E. PFLUGERVILLE PKWY, FROM CORRIDOR URBAN LEVEL 4 (CL4) TO GENERAL BUSINESS 1 (GB1) DISTRICT; AND ALL LOTS IN THE PFENNIG LANE-FM 685 COMMERCIAL SUBDIVISION AND SUBSEQUENT RESUBDIVISION, CONSISTING OF APPROXIMATELY 28.792 ACRES OF LAND AT THE NORTHWEST CORNER OF FM 685 AND PFENNIG LN, FROM CORRIDOR URBAN LEVEL 4 (CL4) TO GENERAL BUSINESS 1 (GB1) DISTRICT; TO BE KNOWN AS THE PFLUGER CROSSING REZONING (REZ1203-01), 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 and voted 5-1 for its approval;

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 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. 874-07-04-10, as amended, is amended to change the base zoning district of the property described in Exhibit A, from Corridor Urban Level 4 (CL4) District to General Business 1 (GB1) District.

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

Section 2. That this ordinance will become effective on its adoption and passage by the City Council.

PASSED AND APPROVED this _____ day of _____, 2012.

CITY OF PFLUGERVILLE, TEXAS

by:

_____
JEFF COLEMAN, Mayor

ATTEST:

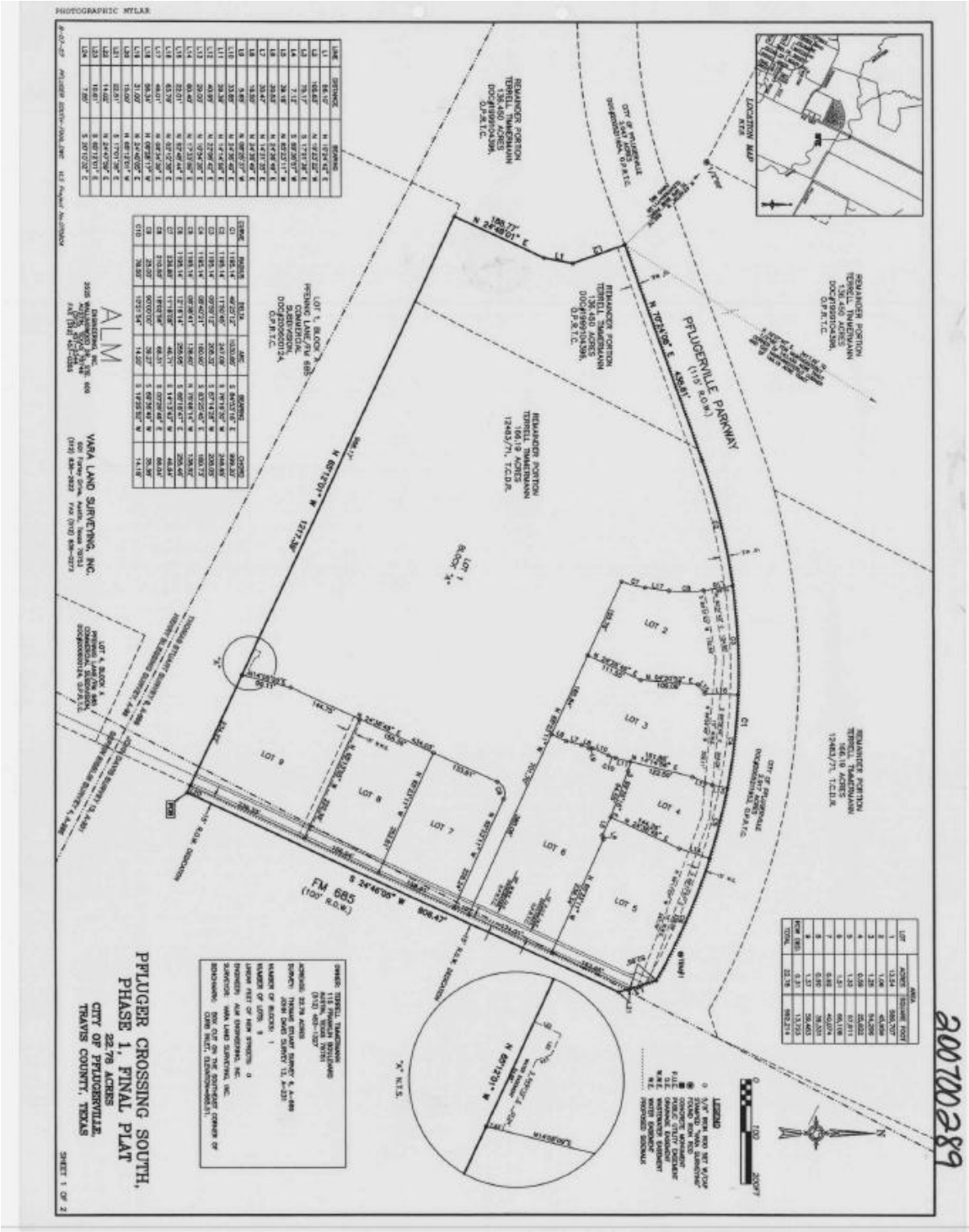
_____
KAREN THOMPSON, City Secretary

APPROVED AS TO FORM:

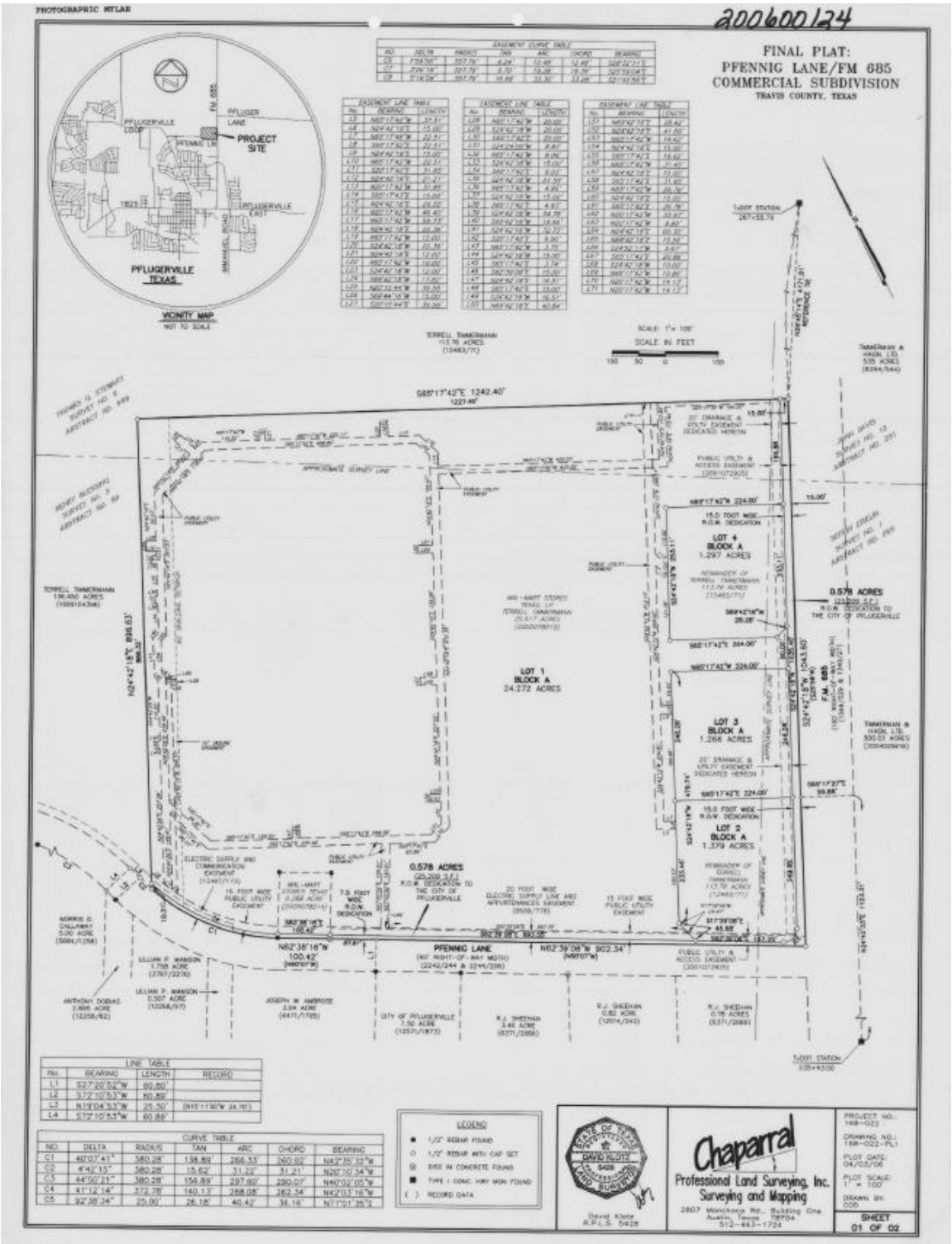
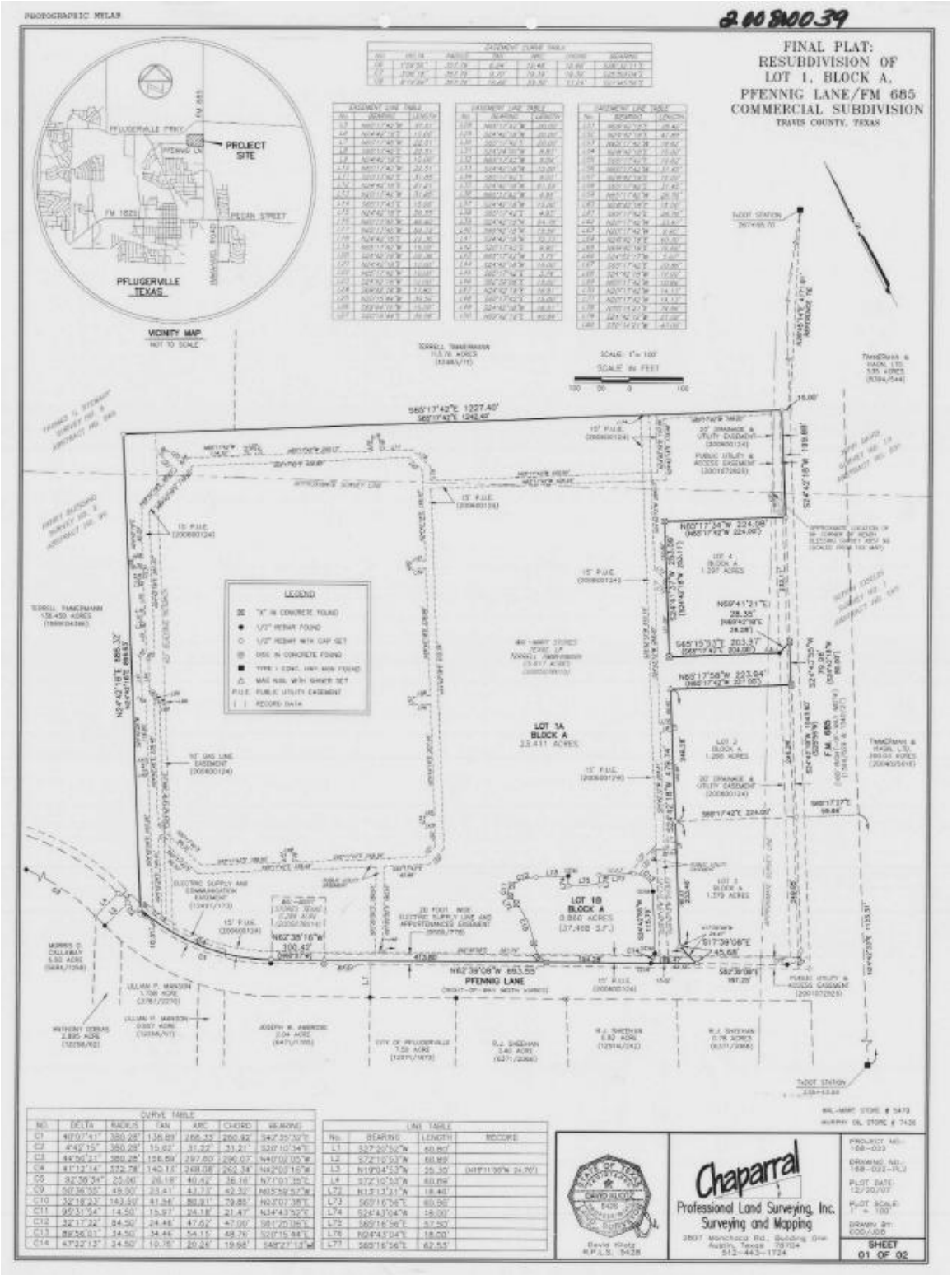
_____
City Attorney

EXHIBIT "A"

PFLUGER CROSSING SOUTH, PHASE 1 FINAL PLAT, CONSISTING OF 22.78 ACRES, AS RECORDED IN DOCUMENT NO. 200700289



PFENNIG LANE/FM 685 COMMERCIAL SUBDIVISION FINAL PLAT, CONSISTING OF 28.792 ACRES, AS RECORDED IN DOCUMENT NO. 200600124



RESUBDIVISION OF LOT 1, BLOCK A, PFENNIG LANE/FM 685 COMMERCIAL SUBDIVISION FINAL PLAT, CONSISTING OF 24.271 ACRES, AS RECORDED IN DOCUMENT NO. 200800039