

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1015-09-09-08 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF LOT 1, PFLUGERVILLE NORTHWEST SECTION 1 SUBDIVISION, CONSISTING OF APPROXIMATELY 1.86 ACRES AND LOCALLY ADDRESSED AS 821 GRAND AVENUE PARKWAY, FROM OFFICE - 2 (O2) TO NEIGHBORHOOD SERVICES (NS) ZONING DISTRICT; TO BE KNOWN AS THE GRANDE AVENUE OFFICE PARKE REZONING (REZ1410-01) 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 November 3, 2014 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. 1015-09-09-08, as amended, is amended to change the base zoning district of the property described in Exhibit A, from Office - 2 (O2) District to Neighborhood Services (NS) District.

The property described above may be developed and used in accordance with regulations established for the Neighborhood Services (NS) 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 _____, 2014.

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.

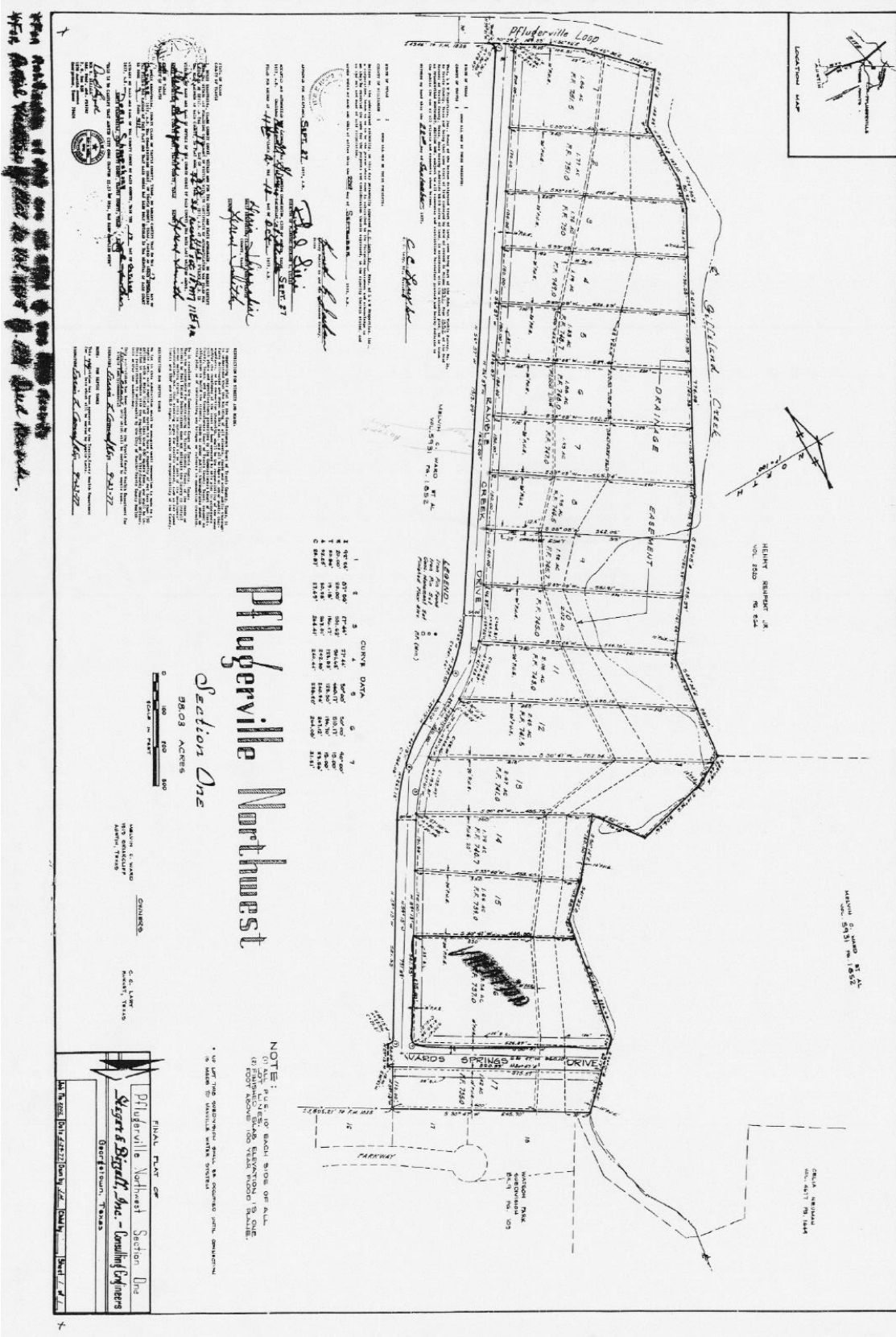
EXHIBIT "A"
LOT 1, PFLUGERVILLE NORTHWEST, SECTION 1, SUBDIVISION

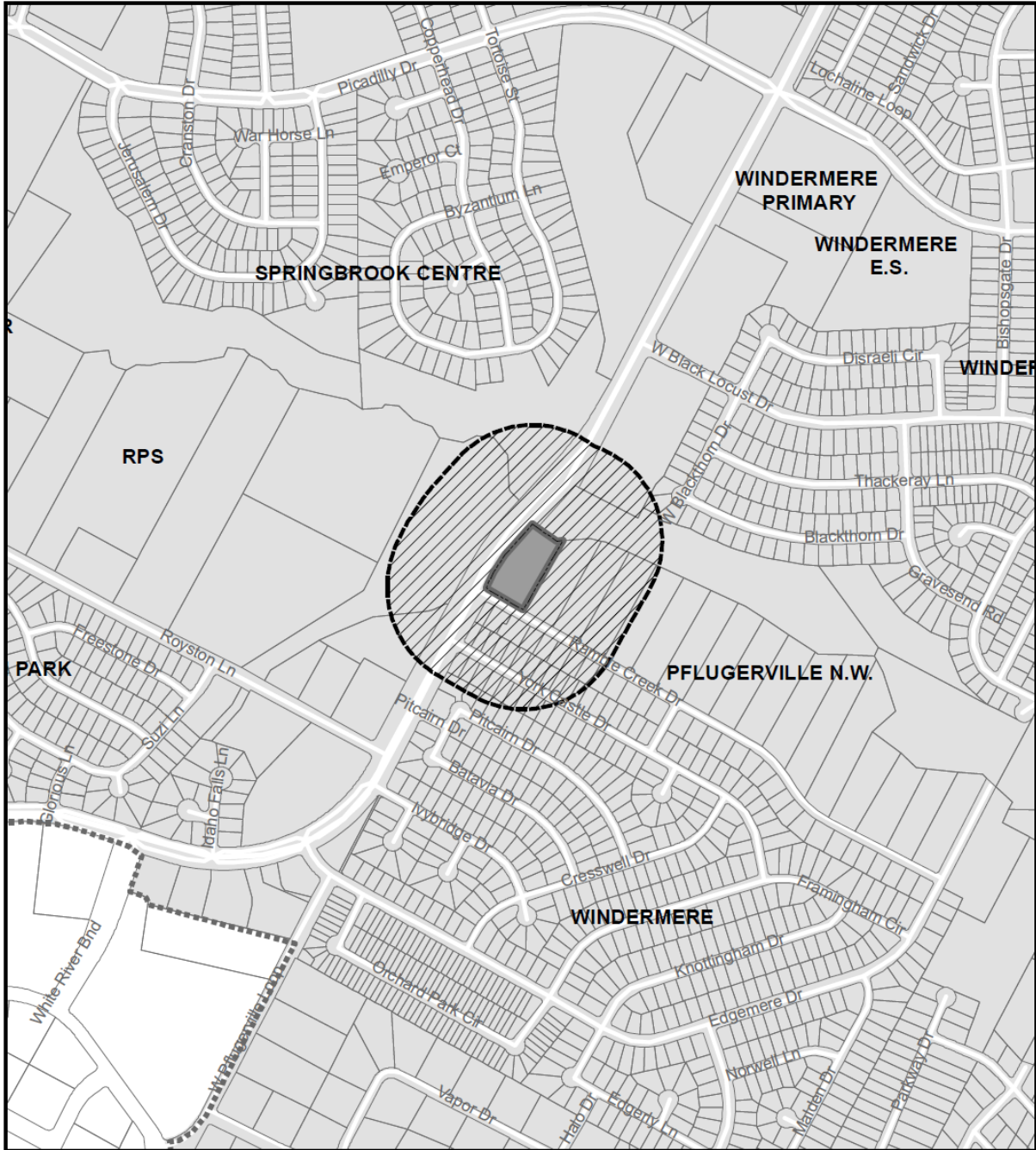
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


**Grand Avenue Office Park
Rezone (O2 to NS)**

**Case Number:
REZ1410-01**

10/10/2014

Legend

-  Subject Property
-  Notification Area
-  ETJ
-  City Limits

0 450 900 Feet



When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.



Locator Map

