

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING TITLE XV, LAND USAGE, CHAPTER 157, UNIFIED DEVELOPMENT CODE, ADOPTED BY ORDINANCE NO. 1015-09-09-08 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY REPEALING AND REPLACING SUBCHAPTER 4.4, CORRIDOR DISTRICTS (CL3, CL4, CL5); AMENDING SUBCHAPTERS 9, ARCHITECTURAL, SITE DESIGN, AND LAYOUT PROVISIONS, CREATING 9.10 CORRIDOR DISTRICT DESIGN STANDARDS; AMENDING SUBCHAPTER 11, LANDSCAPING AND SCREENING STANDARDS; AND AMENDING SUBCHAPTER 20, DEFINITIONS, AS SHOWN IN EXHIBITS A, B, C, AND D; TO BE KNOWN AS THE CORRIDOR DISTRICT TEXT AMENDMENTS; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Unified Development Code was adopted on September 8, 2009, by Ord. 1015-09-09-08;

**WHEREAS**, the City Council of the City of Pflugerville adopted the Aspire Pflugerville 2040 Comprehensive Plan on April 26, 2022, with guiding principles to make Pflugerville diverse and equitable, fiscally responsible, environmentally sustainable, community oriented, safe and healthy, and to provide economic opportunities;

**WHEREAS**, the Planning and Zoning Commission held a public hearing on August 7, 2023, and voted affirmatively in favor of the proposed Unified Development Code Text Amendments with a vote of 7-0; and

**WHEREAS**, the City has complied with all conditions precedent necessary to take this action, and 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 text amendments attached in **Exhibits “A”** through **“D”** are 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 Title XV, Land Usage, Chapter 157, Unified Development Code, by repealing and replacing Subchapter 4.4, Corridor Districts (CL3, CL4, CL5) (**Exhibit “A”**); amending Subchapter 9, Architectural, Site Design, and Layout Provisions, creating 9.10 Corridor District Design Standards (**Exhibit “B”**); amending Subchapter 11, Landscaping and Screening Standards (**Exhibit “C”**); and amending Subchapter 20, Definitions (**Exhibit “D”**).

**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 \_\_\_\_\_, 2023.

CITY OF PFLUGERVILLE,  
TEXAS

by:

\_\_\_\_\_  
VICTOR GONZALES, Mayor

ATTEST:

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TRISTA EVANS, City Secretary

APPROVED AS TO FORM:

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

**EXHIBIT "A"**

**EXHIBIT "B"**

**EXHIBIT "C"**

**EXHIBIT “D”**