

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 3 OF THE PFLUGERVILLE INDUSTRIAL PARK SUBDIVISION, CONSISTING OF 4.576-ACRES OF LAND LOCALLY ADDRESSED AS 18617 WEISS LANE IN PFLUGERVILLE, TX, FROM LIGHT INDUSTRIAL (LI) TO GENERAL BUSINESS -1 (GB1); TO BE KNOWN AS THE SHOPPES AT SORENTO REZONING (REZ1310-01) 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 February 3, 2014 and voted for its approval with a vote of ____;

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 Light Industrial (LI) District to the 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 _____, 2014.

CITY OF PFLUGERVILLE, TEXAS

by: _____
JEFF COLEMAN, Mayor

ATTEST:

KAREN THOMPSON, City Secretary

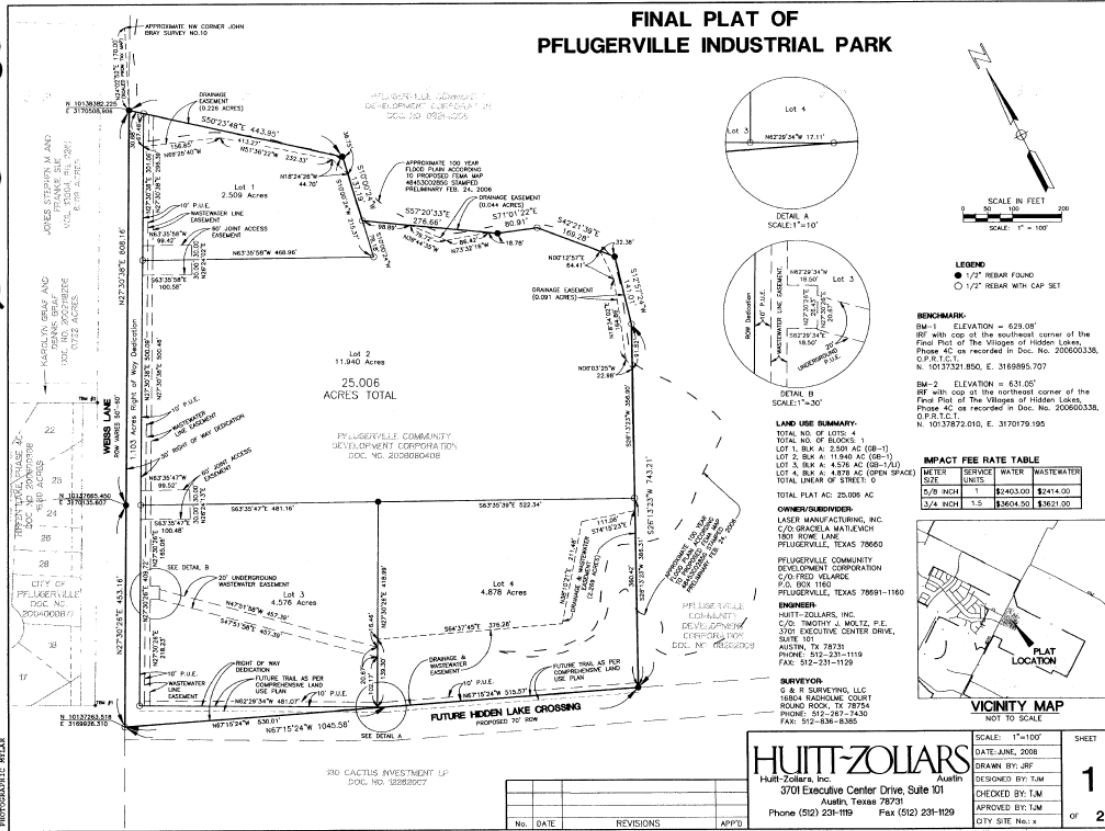
APPROVED AS TO FORM:

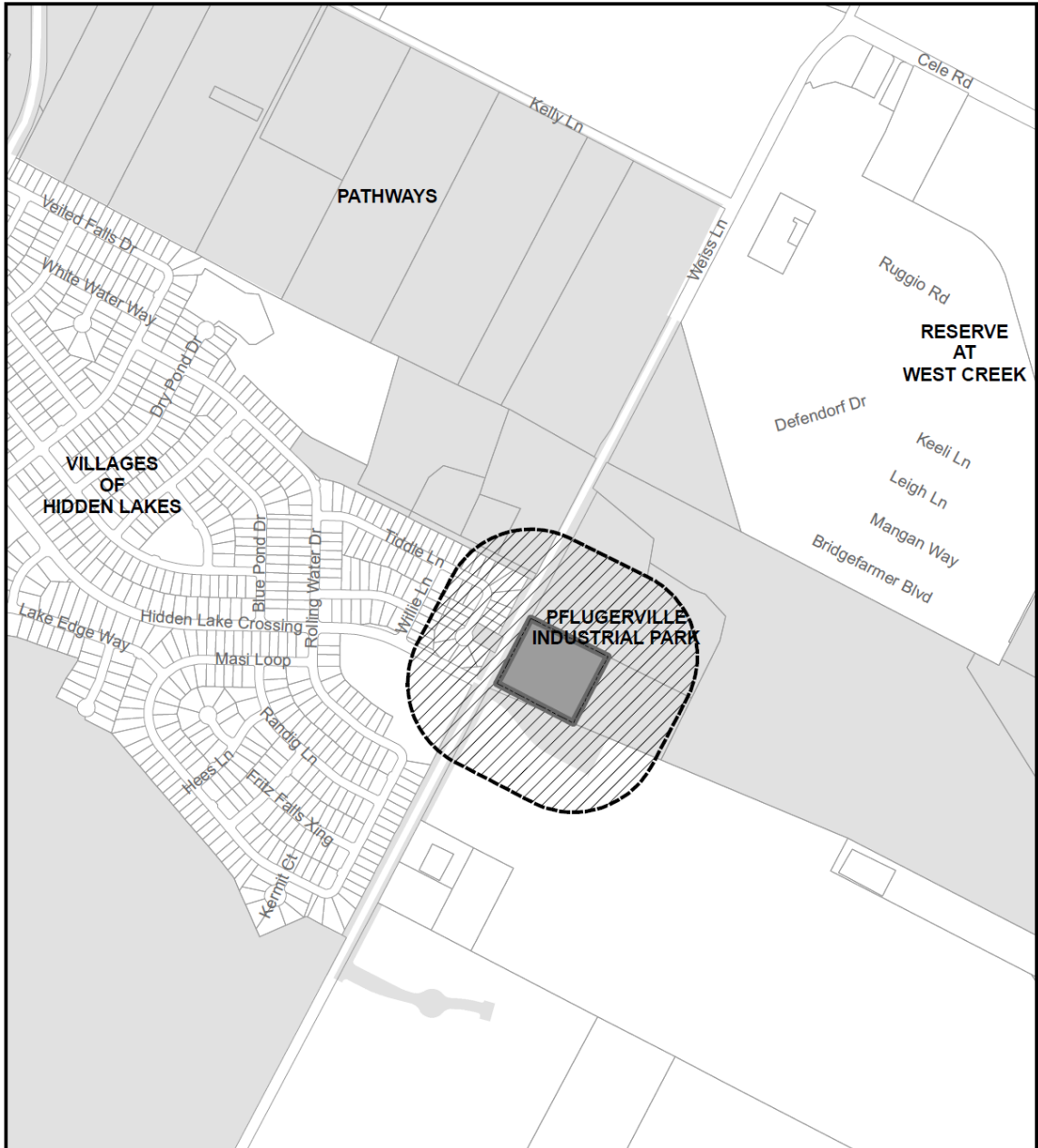
GEORGE E. HYDE, City Attorney
DENTON, NAVARRO, ROCHA, BERNAL, HYDE & ZECH P.C.

EXHIBIT "A"

LOT 3 OF PFLUGERVILLE INDUSTRIAL PARK FINAL PLAT, A 4.576 ACRE LOT RECORDED IN DOCUMENT NO. 200800320 IN TRAVIS COUNTY, TEXAS.

200800320









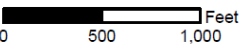
Shoppes at Sorento
LI/GB-1 to GB-1

Case Number:
REZ1310-01

10/21/2013

Legend

-  Subject Property
-  REZNotify_500ft
-  ETJ
-  City Limits



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

