

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, TO APPLY ZONING TO THE GREENRIDGE SUBDIVISION ASSOCIATED WITH THE 2010 3-YEAR ANNEXATION PLAN AS FOLLOWS: THE SINGLE-FAMILY SUBURBAN (SF-S) ZONING DISTRICT IS PROPOSED FOR ALL LOTS WITHIN GREENRIDGE SUBDIVISION PHASES 1-6, LESS AND EXCEPT THAT THE AGRICULTURE/CONSERVATION (A) ZONING DISTRICT IS PROPOSED FOR DRAINAGE LOTS, A WATER FACILITY LOT, AND A PRIVATE PARK ALL IDENTIFIED AS: LOT 90 BLOCK B, PHASE 1; LOT 47 BLOCK I, PHASE 4; LOTS 27A AND 27B BLOCK L, PHASE 6 CORRECTION PLAT; LOT 2 BLOCK G, PHASE 2; LOTS 32 AND 33 BLOCK G, PHASE 5; AND LOT 1 BLOCK G, PHASE 6; ALL FOR A TOTAL OF APPROXIMATELY 159 ACRES GENERALLY LOCATED ALONG CHEYENNE VALLEY DR., BETWEEN N. HEATHERWILDE BLVD., AND GATTIS SCHOOL RD WITHIN PFLUGERVILLE, TX; TO BE KNOWN AS THE 2010 GREENRIDGE ANNEXATION ZONING (REZ1011-01); 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 unanimously 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 add the base zoning districts of Single-Family Suburban (SF-S) and Agriculture/Conservation (A) Districts to the property described in Exhibit A and reflected in Exhibit B and C.

The property described above may be developed and used in accordance with regulations established for the Single-Family Suburban (SF-S) and Agriculture/Conservation (A) zoning districts, 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 \_\_\_\_\_, 2010.

CITY OF PFLUGERVILLE, TEXAS

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
FLOYD AKERS, City Attorney

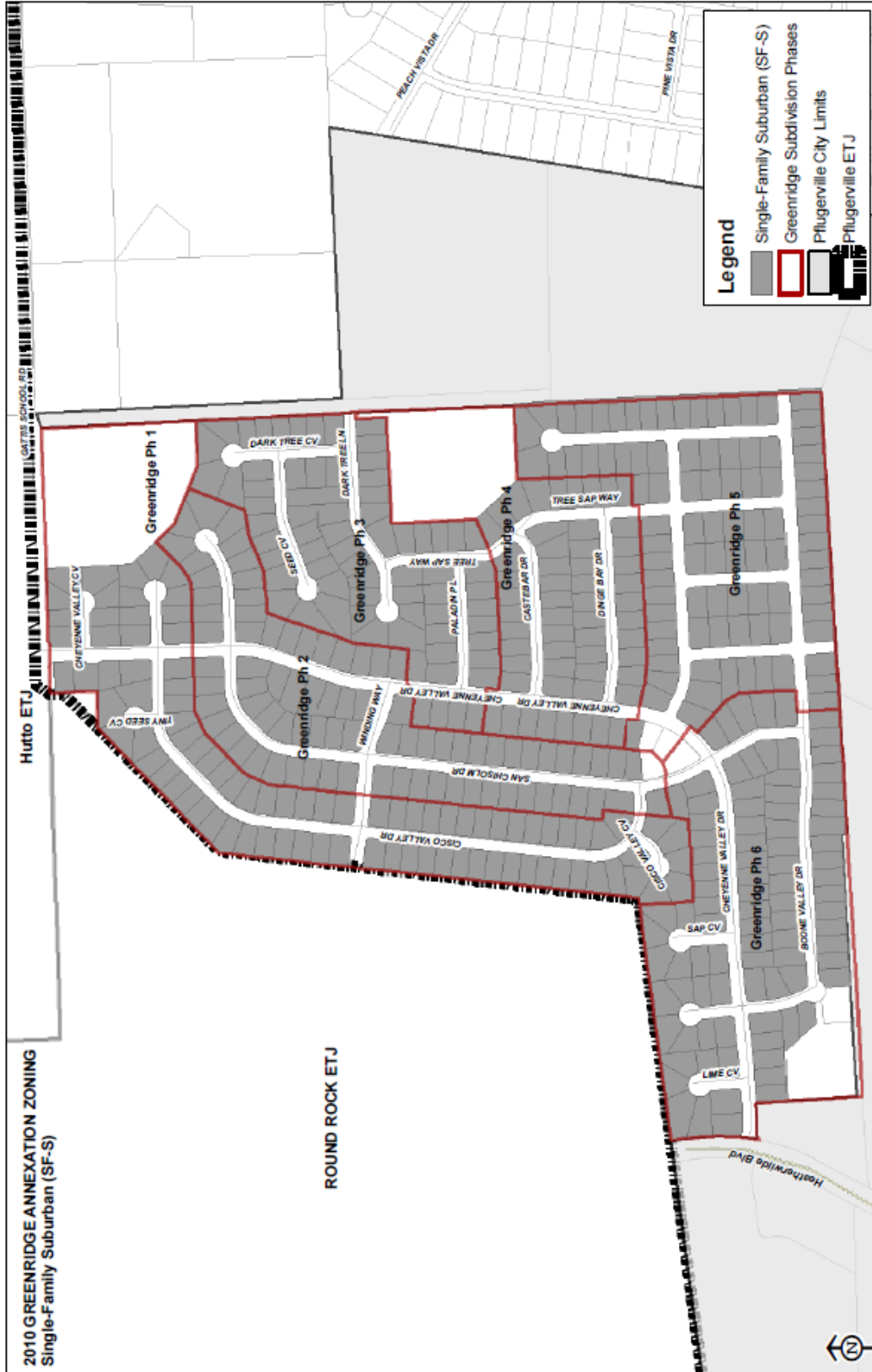
**EXHIBIT "A"**

THE **SINGLE-FAMILY SUBURBAN (SF-S)** ZONING DISTRICT: ALL LOTS WITHIN GREENRIDGE SUBDIVISION PHASES 1-6, LESS AND EXCEPT: LOT 90 BLOCK B, PHASE 1; LOT 47 BLOCK I, PHASE 4; LOTS 27A AND 27B BLOCK L, PHASE 6 CORRECTION PLAT; LOT 2 BLOCK G, PHASE 2; LOTS 32 AND 33 BLOCK G, PHASE 5; AND LOT 1 BLOCK G, PHASE 6.

THE **AGRICULTURE/CONSERVATION (A)** ZONING DISTRICT: PROPOSED FOR DRAINAGE LOTS, A WATER FACILITY LOT, AND A PRIVATE PARK, ALL IDENTIFIED AS: LOT 90 BLOCK B, PHASE 1; LOT 47 BLOCK I, PHASE 4; LOTS 27A AND 27B BLOCK L, PHASE 6 CORRECTION PLAT; LOT 2 BLOCK G, PHASE 2; LOTS 32 AND 33 BLOCK G, PHASE 5; AND LOT 1 BLOCK G, PHASE 6;

ALL FOR A TOTAL OF APPROXIMATELY 159 ACRES WITHIN PFLUGERVILLE, TX

**EXHIBIT "B"**



**EXHIBIT "C"**

