

ORDINANCE NO. 1708-26-05-12

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING *ASPIRE PFLUGERVILLE 2040*, THE CITY'S COMPREHENSIVE PLAN, BY AMENDING THE PLAN'S FUTURE LAND USE MAP, SUCH AMENDMENT TO BE KNOWN AS THE DIXON LOCKETT AMENDMENT, WHICH AMENDS THE FUTURE LAND USE CATEGORIES FOR PROPERTIES ADJACENT TO AND NORTH OF TAYLOR AVENUE AND WEST OF RUSSELL STREET; AND PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 213, Texas Local Government Code, City Council has previously adopted and maintains a Comprehensive Plan to promote sound development and public health, safety, and welfare; and

WHEREAS, City Council, by its adoption of Ordinance No. 1545-22-04-26 on April 26, 2022, adopted *Aspire Pflugerville 2040* as the City's Comprehensive Plan (the "Plan"); and

WHEREAS, a property owner has petitioned the City in accordance with the procedures found within Chapter 157 of the City's Unified Development Code ("UDC"), to amend the Plan's Future Land Use Map for two properties adjacent to and north of Taylor Street, such amendment to redesignate the land use categories for the two properties from Parks and Open Space to Traditional Neighborhood, as depicted and described in **Exhibit A**, as attached (Proposed Future Land Use Designation); and

WHEREAS, the City's Planning and Zoning Commission held a public hearing on April 6, 2026, determined that the petition and associated application for the Proposed Future Land Use Map Amendment met the requirements of the UDC, and voted to approve the requested Future Land Use Map amendment with a vote of 5-0; and

WHEREAS, City Council, after holding a public hearing on May 12, 2026, finds that this amendment promotes the sound development of the City and promotes the public health, safety, and welfare; and

WHEREAS, City Council, in accordance with Section 3.4.5 of the UDC, finds that it was guided by the following the need for the proposed change; the effect of the proposed change on the need for City services and facilities; the compatibility of the proposed change with the existing uses and development patterns of nearby property

and with the character of the neighborhood; and the implications, if any, that the amendment may have for other parts of the Plan;

WHEREAS, City Council finds that the City has complied with all conditions precedent necessary to take this action;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

SECTION 1. The above recitals are found to be true and correct and are adopted by the City Council.

SECTION 2. The *City of Pflugerville Comprehensive Plan – Aspire Pflugerville 2040*, is amended through the City’s adoption of the document attached as **Exhibit A**, which changes the Future Land Use Plan land use category for those properties depicted and described, from Parks and Open Space to Traditional Neighborhood.

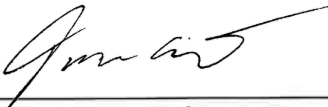
SECTION 3. The provisions of this Ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this Ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such holding shall not affect the validity of the remaining portions of this Ordinance. City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 5. Upon adoption, the City shall maintain this amendment on the City’s website for public viewing. In addition, copies of the update shall be made available in the Planning and Development Services Department and the office of the City Secretary.

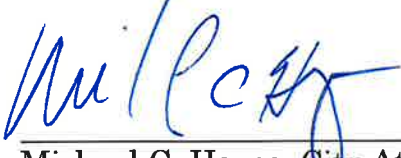
PASSED AND APPROVED ON FIRST READING, this the 28th day of April 2026.

PASSED AND APPROVED ON SECOND AND FINAL READING, this the 12th day of May, 2026.




Doug Weiss, Mayor

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

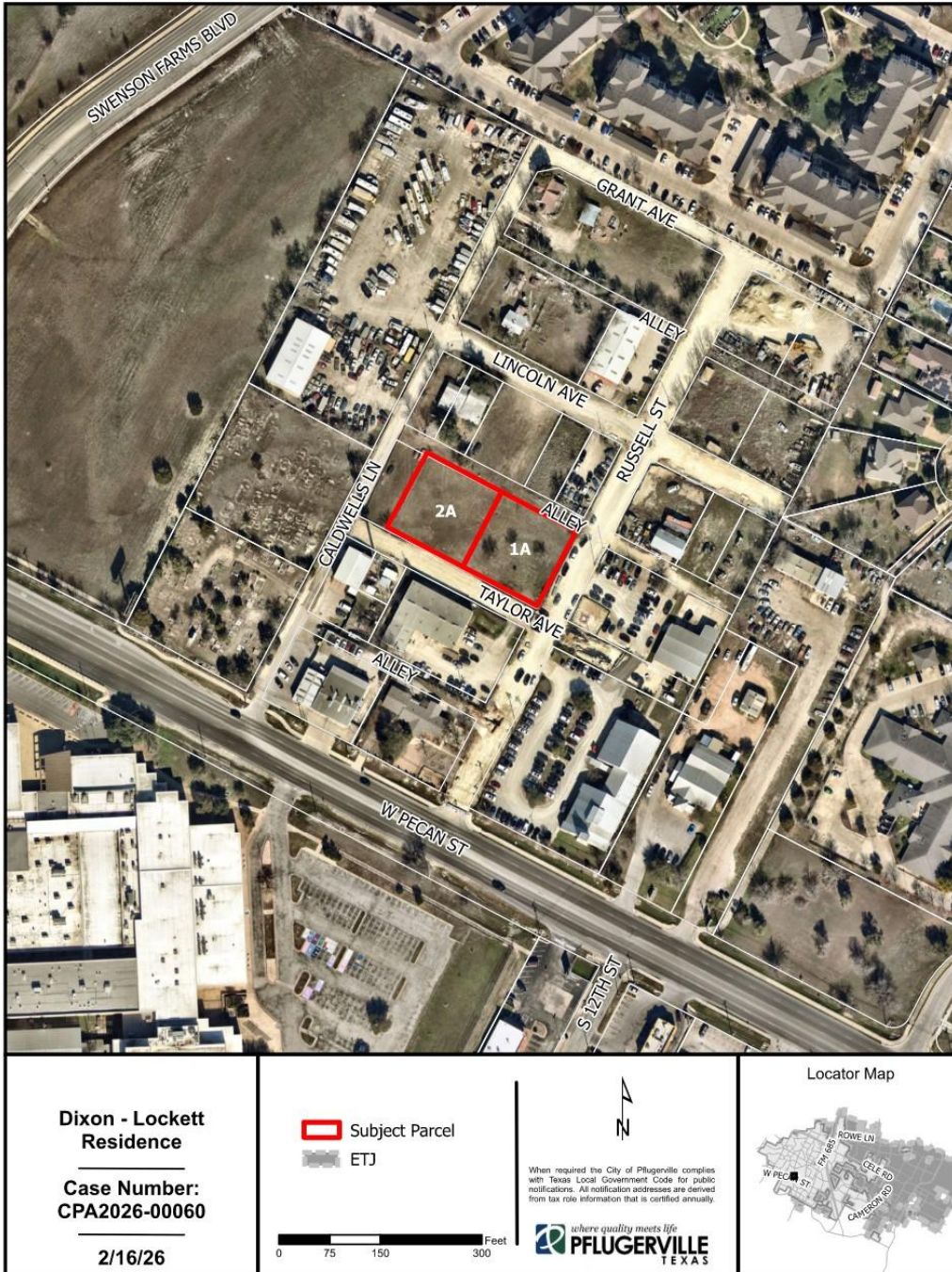
ATTEST:



Trista Evans, City Secretary

EXHIBIT A

General Location Map:



Zoning Map:



Future Land Use Map:

