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**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	10/3/2022	<b>Staff Contact:</b>	Kristin Gummelt, Planner I
<b>City Council:</b>	10/25/2022	<b>E-mail:</b>	kristing@pflugervilletx.gov
<b>Case No.:</b>	2022-4-REZ	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to rezone an approximate 5.03 acre-tract of land situated in the Jacob Casner League Survey, generally located east of SH 130, west of Rowe Loop, south of Steeds Crossing, north of Rowe Lane, locally addressed 20401 FM 685, from Agriculture/Development Reserve (A) district to General Business 1 (GB-1) district; to be known as the United Fleet Management Rezoning (2022-4-REZ).

**LOCATION:** The subject parcel is located north of Rowe Lane along the eastern side of Farm-to-Market 685, south of the existing U-Haul site.

**BACKGROUND/REQUEST:** The subject property is an approximate 5.03-acre tract of land not currently platted. There is an existing 4,267 square-foot house on the property with small sheds located to the rear of the primary structure. The structures are located to rear of the lot towards the abutting adjacent single-family use.



The applicant is seeking to develop the land for the national headquarters of their business, however, it is important to note that at the zoning level all uses that are allowed in the GB-1 zoning district could potentially be constructed on the lot should the zoning be approved. The applicant has requested to rezone the property from Agriculture/Development Reserve (A) to General Business 1 (GB-1).

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**SURROUNDING ZONING AND LAND USE:**

The property is currently zoned Agriculture/Development Reserve (A). The table below identifies the base zoning districts and existing uses for properties surrounding the subject parcel.

Further south of the property, there are several auto sales and rental, and auto repair businesses located in and near the F.M. 685 Business District.



Adjacent	Base Zoning District	Existing Land Use
North	General Business 2 (GB-2)	Contractor Shop
South	Agriculture/Development Reserve (A)	Single-Family
East	Agriculture/Development Reserve (A)	Single-Family
West	N SH 130	State Highway

**ZONING HISTORY:** The area was annexed on December 11<sup>th</sup>, 2007 (ORD 920-07-12-11). The Agriculture/Development Reserve (A) district was applied with annexation.

The Agriculture/Development Reserve (A) District identifies where agricultural uses may be appropriate and may be used as an interim zoning district for land that is relatively undeveloped but identified as an area with growth potential.

**PROPOSED DISTRICT:** The applicant is proposing to rezone the property from Agriculture/Development Reserve (A) to General Business 1 (GB-1). The General Business 1 (GB-1) district is designed to accommodate a full range of retail and office uses with a city-wide and even regional trade area. These types of commercial uses are conducted wholly within an enclosed building. The uses in this district have operating characteristics and traffic service requirements compatible with typical office, retail, shopping, and high-density residential environments.

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The General Business 1 (GB-1) District uses are provided below:

<b>Residential Uses</b>	<a href="#">Section 4.2</a>
Permitted by Right	Assisted Living, Live Work Unit, Nursing Home/Skilled Nursing (Convalescent)
Permitted with Limitations	Condominium, Multi-Family
<b>Civic Uses</b>	<a href="#">Section 4.2</a>
Permitted by Right	Cemetery/Mausoleum, Civic Center, Government Facilities, Museum/Art Gallery, Park/Playground, Place of Worship, School: Private, Public, and Parochial, Theatre, Convention Center, Mortuary/Funeral Home, Trade School,
Specific Use Permit Required	College, University, or Private Boarding School
<b>Commercial Uses</b>	
Permitted by Right	Automotive Parking Lot/Garage, Brewpub/Wine Bar, Catering Establishment, Clinic, Daycare facility, minor dry cleaning, financial institution, Minor Equipment and Machinery sales and rental, Golf Course and/or Country Club, Health/Fitness Center, Hospital, Laundromat, Licensed Massage Therapy, Office: Administrative, Medical, or Professional, Personal Services: barbershop, beauty shop, dressmaker, fortune teller, licensed massage therapy shop, nail salon, portrait studio, shoe shop, tailor, or other similar shops offering custom service, Reception Hall, Retail Sales and Services, Athletic Facilities, Auction Sales, Automotive Repair and Service, Automotive Sales and Rental, Bar/Tavern, Brewery/Distillery/Winery/Regional, Business Center, Commercial Indoor Recreation and Entertainment, Commissary, Event Center, Golf Driving Range, Household Appliance Service & Repair, Liquor Store (off-site consumption), Lounge, Pawn Shop, Minor Print Shop, Over 50,000 sqft single tenant retail sales and service
Permitted with Limitations	Commercial Animal Establishments, Car Wash, Gas Station, Restaurant, Bail bond, Commercial Outdoor Recreation and Entertainment, Drive In/Thru, Alternative Financial Services Institution, Hotel/Hotel Residence, Mobile Food Park, Nursery Indoor/Outdoor Sales
Specific Use Permit Required	Body Art Studio
<b>Transportation &amp; Utility Uses</b>	<a href="#">Section 4.2</a>
Permitted by Right	Transit Facility (Park & Ride)
Permitted with Limitations	Utilities
Specific Use Permit Required	Wireless Telecommunication Facilities

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**COMPREHENSIVE PLAN:** The Future Land Use Map (FLUM) created in conjunction with the Aspire 2040 Plan,



identifies the area as Mixed-Use Commercial with suburban residential to the east of the parcel. The Mixed-Use Commercial identifies Mixed-Use, Neighborhood, Community, and Regional Scale as well as regional office and commercial, regional shopping centers, and civic recreation uses as acceptable uses.

The Aspire 2040 Plan created districts throughout the city, and this development is located within the Commons District. The Commons District is described as providing a mix of uses, with commercial and retail developments proposed along the SH 130 frontage while creating a transition to the low-density residential uses to the east. In addition to the Aspire 2040 Plan, the city has also adopted multiple infrastructure plans as an extension of the city's comprehensive plan, and in the

transportation, water, and wastewater master plans the land use assumptions for the subject area were calculated to reflect retail development – similar to the Aspire 2040 Plan. F.M. 685 is identified as a major arterial and as frontage to SH 130, it is considered an appropriate level street to handle commercial traffic. Major arterials provide access to nearby communities and carry the highest capacity of vehicles in the city.

**STAFF RECOMMENDATION:** The property is located just east of SH130, south of the Steeds Crossing, west of the Rowe Loop neighborhood, and north of Rowe Lane. Staff met with the applicant prior to application and determined that the most appropriate zoning district for the applicant's proposed use is the General Business 1 (GB-1) District. The proposed General Business 1 (GB-1) district is consistent with the Aspire 2040 Comprehensive Plan.

The comprehensive plan, as well as the infrastructure master plans, identify the area for mixed use and retail development. The proposed rezoning is consistent with aspirational actions identified in Chapter 8 of the Aspire 2040 Plan to "support development along SH 130 as a commercial mixed-use area, albeit less intense than other areas due to limited site depth and proximity to low-density residential uses. Deploy use transitions for compatibility."

To remain consistent with the zoning in the area, The FLUM and the Aspire 2040 Plan as well the utility and transportation master plans, staff recommends approving the proposed rezoning of the 5.03-acre tract of land, locally addressed 20401 F.M. 685, from Agriculture/Development Reserve (A) to General Business 1 (GB1).

**NOTIFICATION:**

Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and one signs was posted on the property. At time of staff report, no inquiries have been received.



Pflugerville  
Planning and Zoning  
Commission

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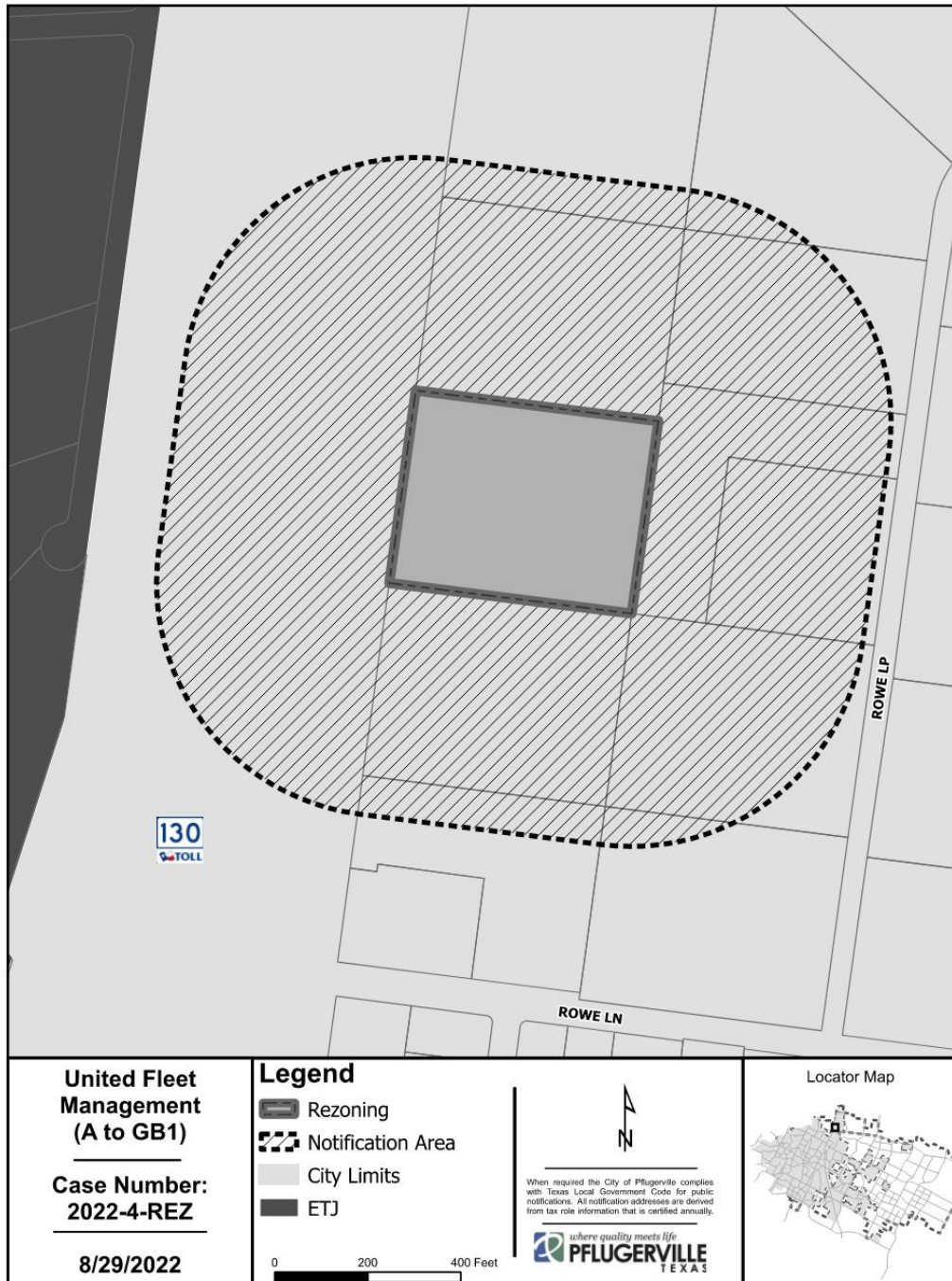
**ATTACHMENTS:**

- Notification Map
- Zoning Map
- Subject Site Photos
- Applicant Request



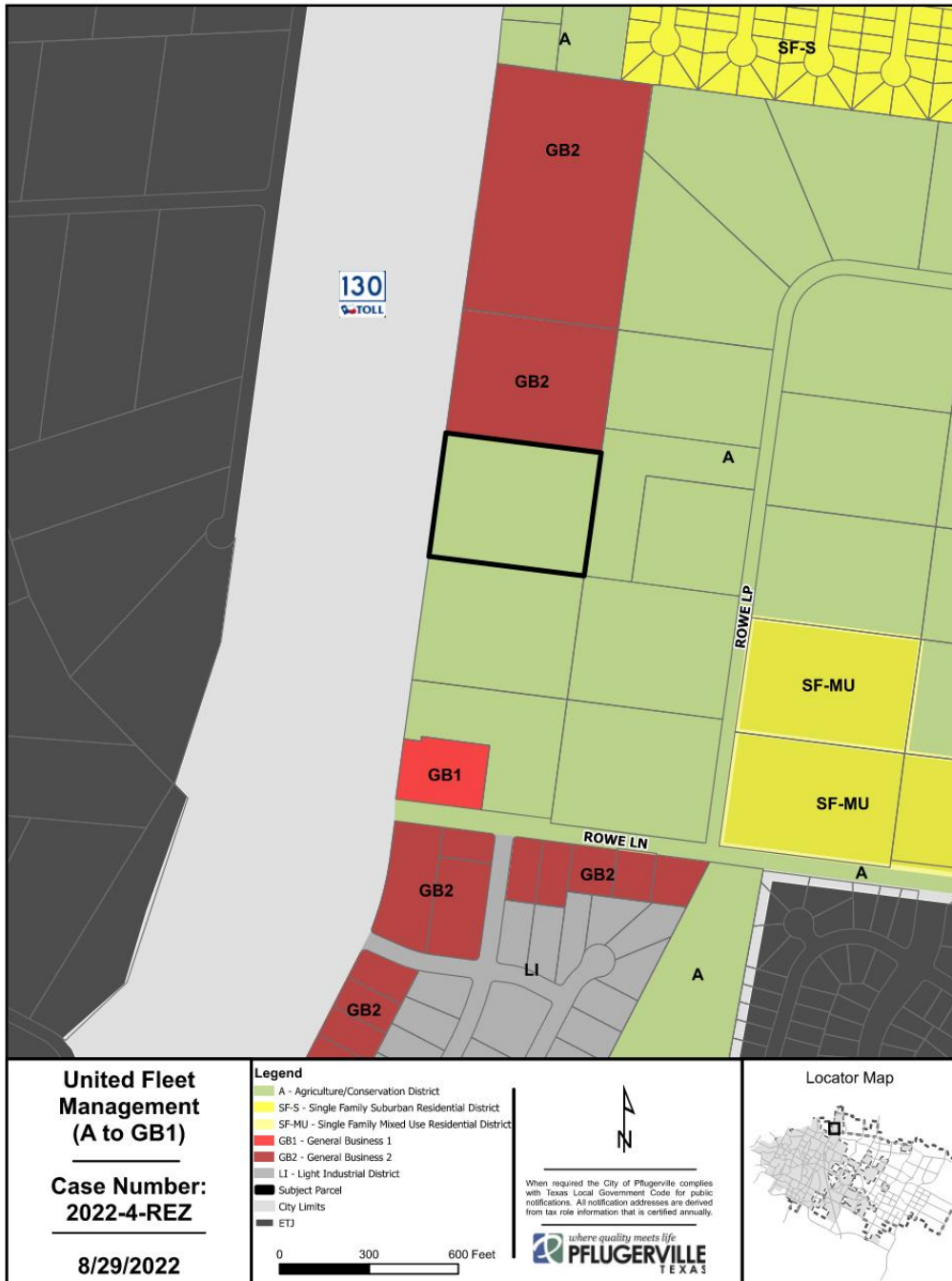
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**NOTIFICATION MAP:**



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**ZONING MAP:**



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**SITE PHOTOS:**

**SUBJECT SITE:**



Looking south





**STAFF REPORT**

Looking north



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**APPLICANT REQUEST:**



Attached for your review and approval is an application submitted by United Fleet Management (UFM) for the rezoning of the property located at 20401 Farm to Market 685 in Pflugerville, Texas 78660.

Upon your approval, United Fleet Management will relocate its national headquarters which is currently located in West Valley City, Utah to Pflugerville, TX. Our company was founded in August 2020 and currently employs 18 people.

The nature of our business is the leasing of light duty vehicles to small and medium sized businesses located within the continental United States. UFM has delivering centers in Houston, TX, Des Moines, IA and Salt Lake City, UT. With the growth our company, especially here in Texas, Pflugerville would also serve as a delivering center in addition to our corporate offices. Please know that the daily lease activity should be between 5 – 10 customers daily, with no activity on the weekend.

Should you wish to see more about our leasing program or learn more about our company, please visit us at [unitedfleetmgmt.com](http://unitedfleetmgmt.com).

Respectfully,

A handwritten signature in black ink, appearing to read 'Tony Schnurr'.

Tony Schnurr  
CEO

United Fleet Management  
4770 South 5600 West  
West Valley City, Utah 84118  
(801) 554-2339