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Rezoning Request – Lot 2C, Pflugerville Industrial Park (Parcel ID: 970576)

To whom it may concern,

I am writing to request the downzoning of 2.01 acres in the Pflugerville Industrial Park labeled lot 2C, parcel ID 970576. The property is currently zoned Light Industrial (LI), and we are requesting to rezone to General Business 1 (GB1).

According to the Pflugerville Future Land Use Map, this site is best suited for neighborhood retail, office, or commercial development. While the current Light Industrial zoning allows for developments such as auction sales, data centers, and food processing establishments, these uses are less compatible with the surrounding communities.

We believe the approval of this rezoning request would positively contribute to the community and the city's long-term plans. This change would encourage growth and create opportunities for developments that strengthen and benefit the surrounding neighborhoods.