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**STAFF REPORT**

<b>Planning &amp; Zoning:</b>	12/1/2025	<b>Staff Contact:</b>	Jeremy Frazzell, Principal Planner
<b>City Council:</b>	1/13/2026	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.:</b>	ORD-0862	<b>Phone:</b>	512-990-6300

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**SUBJECT:** To receive public comment and consider an application to rezone Lot 2C of the Lot 2 Pflugerville Industrial Replat, an approximate 2.01-acre lot from Light Industrial (LI) District to General Business 1 (GB1) District in the City of Pflugerville, Travis County, Texas to be known as the PFL Weiss Investments LLC Rezoning (REZ2025-00477).

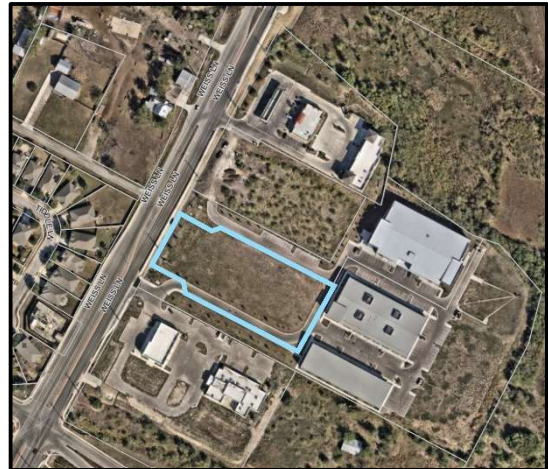
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**LOCATION:**

The subject tract consists of approximately 2.01 acres located along the east side of Weiss Lane, generally southeast of Kelly Lane.

**BACKGROUND:**

The subject property was included with a larger annexation that occurred in 2006 (Ordinance No. 818-06-02-14) and zoned to Agriculture/Conservation (A) District. In 2008, approximately five acres along the east side of Weiss Lane were rezoned from Agriculture/Conservation to a split zoning of General Business 1 along Weiss Lane and Light Industrial (LI) for the rear of that tract (Ordinance No. 928-08-02-12). In 2008, the Pflugerville Community Development Corporation created the Pflugerville Industrial Park subdivision and established four total lots for future development which included the five-acre tract as Lot 3. In 2009, Lots 1 and 2 of the Pflugerville Industrial Park subdivision were rezoned from Agriculture/Conservation (A) District to Light Industrial (LI) District (Ordinance No. 1014-09-09-08) to allow for future light industrial land uses. In 2011, Lot 1 was rezoned from Light Industrial (LI) District to General Business 2 (GB2) District (Ordinance No. 1079-11-06-14) to allow for the development of a gas station. In 2014, the rear portion of Lot 3 was rezoned from the Light Industrial (LI) District to General Business 1 (GB1) District (Ordinance No. 1170-14-02-25) to allow for future retail and service uses. In 2018 and 2022, replats were created to further divide Lot 2 of the Pflugerville Industrial Park subdivision, and Lot 2C was created with the replat in 2022. In 2025, Lot 1 was approved for a rezoning from General Business 2 (GB2) District to General Business 1 (GB1) District to allow for additional retail and service uses.



**REQUEST:**

The property owner has requested a rezoning of Lot 2C from the current Light Industrial (LI) District to General Business 1 (GB1) for future development of the property.

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### ZONING AND LAND USE:

The Comprehensive Plan in 2004 envisioned commercial development along Weiss Lane which supported the light industrial land uses envisioned in the Pflugerville Industrial Park subdivision and a previously planned 119-acre industrial site that was envisioned to the south, now replaced with a portion of the Sorento residential development. Over time with the additional residential in the area along with rezonings and divisions of the Pflugerville Industrial Park subdivision, opportunities for a mix of commercial development have evolved. The rear portion of the original Lot 2 contains an existing warehouse and self-storage use while properties along the front of the subdivision along Weiss Lane are receiving additional pressure for commercial retail and service land uses. The image below identifies the current zoning in the area and the table below further identifies the zoning districts and existing uses for properties immediately surrounding the subject tract.



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Adjacent	Zoning District	Use	Comprehensive Plan
<b>North</b>	Light Industrial (LI), General Business 1 (GB1)	Unimproved, gas station with retail	Neighborhood Retail/Office/Commercial; Parks and Open Space
<b>East</b>	Light Industrial, Agriculture/Development Reserve (A)	Warehouse, self- storage, floodplain	Neighborhood Retail/Office/Commercial; Parks and Open Space
<b>South</b>	General Business 1 (GB1)	Future retail and day care	Neighborhood Retail/Office/Commercial
<b>West</b>	Extraterritorial Jurisdiction	Agricultural and single-family	Suburban Residential, Parks and Open Space

### COMPREHENSIVE PLAN:



The Future Land Use Map (FLUM) from the Aspire Pflugerville 2040 Comprehensive Plan, adopted in 2022, identifies the area as Neighborhood Retail/Office/Commercial.



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The Neighborhood Retail/Office/Commercial land use category is found in areas near intersections of major arterial roadways that have traditionally served the commercial needs of nearby neighborhoods. The development pattern typically includes small to medium-scale developments that remain sensitive to nearby residential for buffers and setbacks and increase walkability. Neighborhood Shopping Centers, Neighborhood Office and Commercial, and Civic/Recreation are envisioned as appropriate primary uses. Mixed-Use Community and Mixed-Use Neighborhood Scale are envisioned as conditional primary uses.

### **PROPOSED REZONING:**

The proposed request is to rezone approximately 2.01 acres from Light Industrial (LI) District to General Business 1 (GB1) District for purposes of establishing future commercial opportunities. The commercial designation is anticipated to encourage commercial land uses that support nearby residential neighborhoods like Sorento, Villages of Hidden Lake, Reserve at West Creek, as well as the nearby regional park, Lake Pflugerville. The proposed rezoning to GB1 allows for traditional retail type commercial development including larger sized commercial uses while also offering an opportunity for vertical mixed-use. An end user and the specific type of commercial development is currently unknown.

### **STAFF RECOMMENDATION:**

The proposed rezoning to the General Business 1 (GB1) District is consistent with properties in the area and consistent with the Neighborhood Retail/Office/Commercial land use designation in the 2040 Aspire Pflugerville Comprehensive Plan. The proposed rezoning will provide appropriate transitions of scale and services along Weiss Lane while ensuring safe walkable access to goods and services from the nearby neighborhoods. Staff recommend approval of the proposed rezoning.

### **NOTIFICATION:**

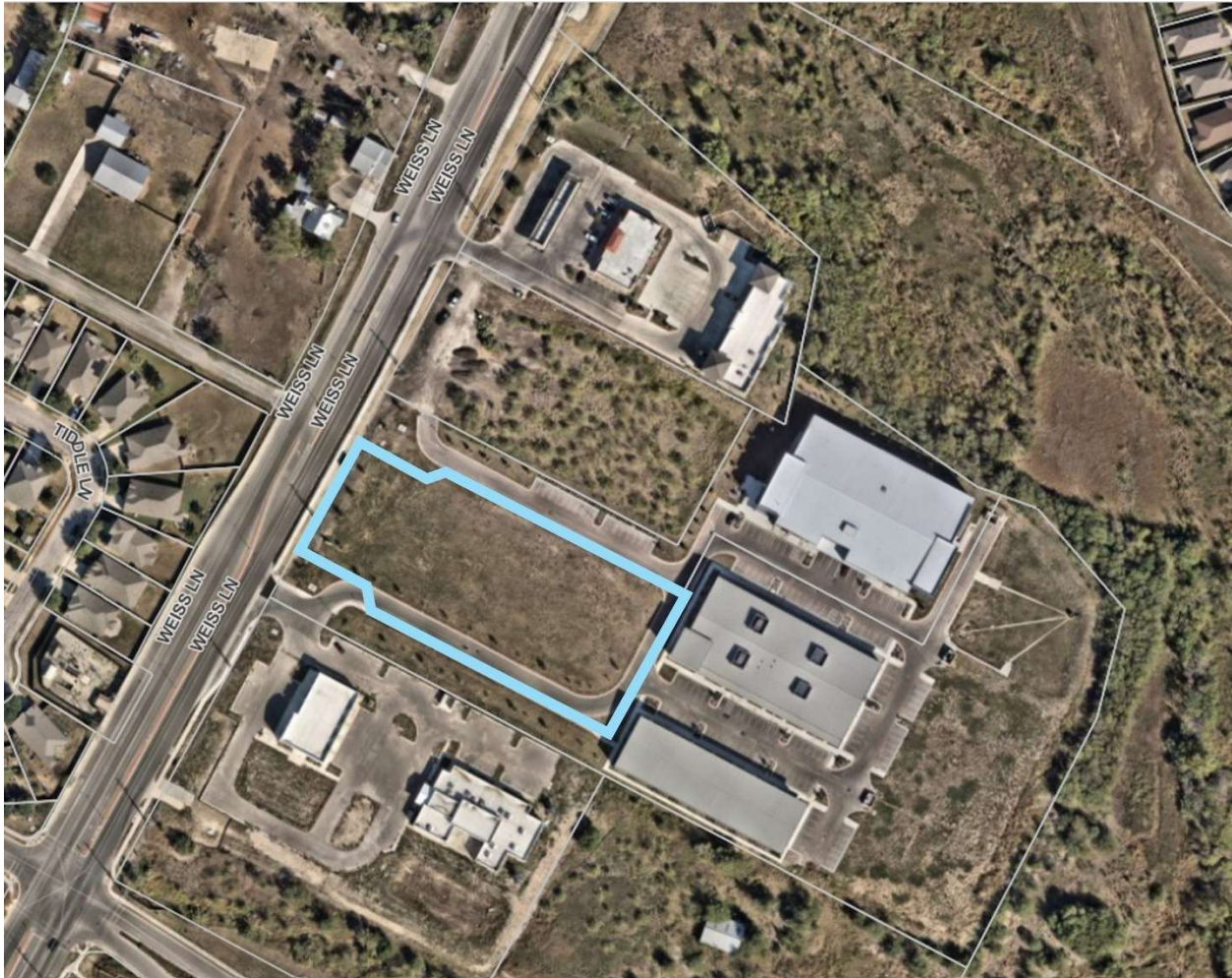
Notification was published in the Pflugerville Pflag newspaper, notification letters were mailed to property owners within 500 feet of the subject tract, and signs were posted on the right of way frontages along the tract. At time of publication of this staff report, staff has received no inquiries.

### **ATTACHMENTS:**

- Aerial Map
- Zoning Map
- Comprehensive Plan Map
- Development Regulations Chart
- Subdivision Plat
- Rezoning Letter

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**AERIAL MAP**





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**ZONING MAP**



**Zoning Districts**

- A - Agriculture/Development Reserve
- SF-S - Single Family Suburban Residential District
- SF-R - Single Family Residential District
- SF-MU - Single Family Mixed Use Residential District
- 2-F - Two Family Residential District
- MF-10 - Multi-Family 10 Residential District
- MF-20 - Multi-Family 20 Residential District
- MH - Manufactured Housing District
- NS - Neighborhood Services District
- O - Office District
- PF - Park Facilities/Open Space
- R - Retail District
- GB1 - General Business 1
- GB2 - General Business 2
- CI - Campus Industrial District
- LI - Light Industrial District
- GI - General Industrial District
- PUD - Planned Unit Development
- CL3 - Suburban Level 3 District
- CL4 - Urban Level 4 District
- CL5 - Urban Center Level 5 District

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**COMPREHENSIVE PLAN MAP**



**Zoning and Land Use Districts**

**Comprehensive Plan**

-  Rural Residential/Agriculture
-  Suburban Residential
-  Traditional Neighborhood
-  Mixed-Density Neighborhood
-  Mixed-Use Neighborhood
-  Neighborhood Retail/Office/Commercial
-  Mixed-Use Commercial
-  Innovation Centers
-  Employment
-  Industrial
-  Institutional
-  Parks and Open Space
-  Utilities