
STAFF REPORT

Planning & Zoning:	08/02/2021	Staff Contact:	Emily Draughon, Planner II
City Council:	08/24/2021	E-mail:	emilyd@pflugervilletx.gov
Case No.:	REZ2106-04	Phone:	512-990-6300

SUBJECT: To receive public comment and consider an application to rezone an approximate 5.03 acre tract of land locally addressed 20502 FM 685, from Agriculture/Development Reserve (A) district to General Business 2 (GB2) district; to be known as the 20502 FM 685Rezoning. (REZ2106-04)

LOCATION: The subject parcel is located north of Rowe Lane along the eastern side of Farm to Market 685.



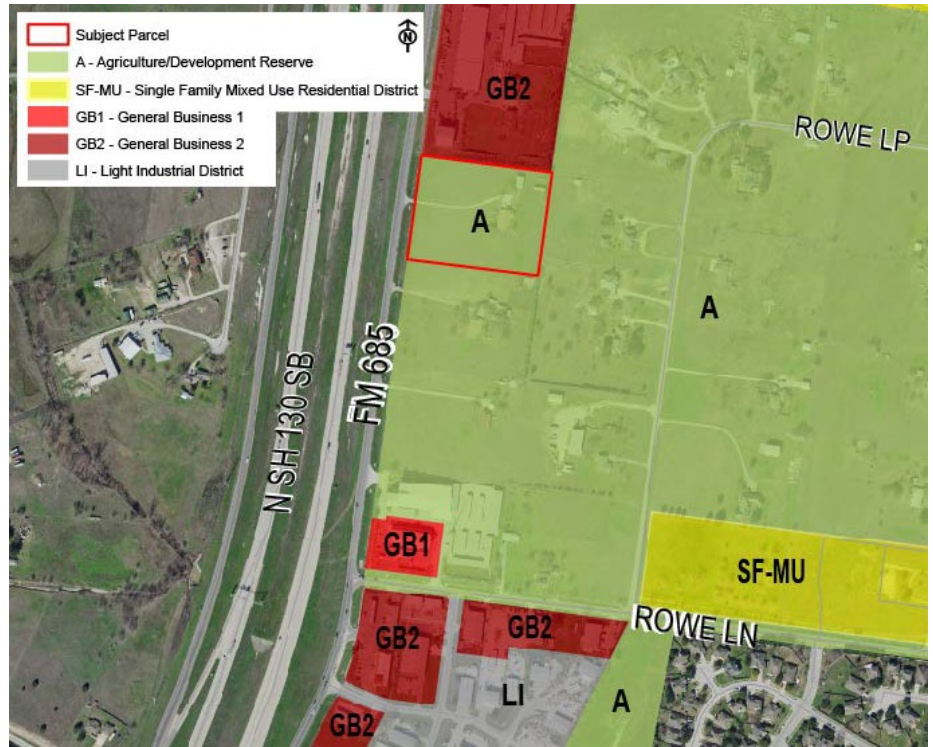
STAFF REPORT

BACKGROUND/REQUEST: The subject property is an approximate 5.03-acre tract of land not currently platted. There is an existing 2,481 square foot house on the property as well as an 1,120 square foot detached garage and a roughly 500 square foot storage shed. All structures are in the northeast corner of the property.

The applicant is seeking to develop the land for a landscape contracting business. This is a commercial/retail development, similar to what is existing to the north. The applicant has requested to rezone the property from Agriculture/Development Reserve (A) to General Business 2 (GB2).

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 is another storage facility and an auto repair shop. South of Rowe Lane is the 685 Commercial Park Overlay district that includes a mix of heavy commercial and light industrial uses.



Adjacent	Base Zoning District	Existing Land Use
North	General Business 2 (GB2)	U-Haul Storage
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 11th, 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.

STAFF REPORT

PROPOSED DISTRICT: The applicant has proposed to rezone the property from Agriculture/Development Reserve (A) to General Business 2 (GB2). The GB2 zoning district is intended to provide a convenient location for small scale service and commercial related establishments, such as wholesale products, contractor shops, mini storage, major automotive repair, and similar more intense commercial uses. The uses included in this district should be located on a collector or higher classification thoroughfare.

The General Business 2 (GB2) District uses are provided below:

- **Permitted residential uses:** None
- **Permitted non-residential uses:** Athletic Facilities, Auction Sales, Automotive Body Repair Shop (Collision Repair), Automotive Parts Sales, Automotive Repair and Service, Automobile Parking Lot/Garage, Automobile Sales and Rental, Bar/Tavern, Micro Brewery/Distillery/Winery, Brewpub/Wine Bar, Business Services, Call Center, Car Wash, Catering Establishment, Cemetery/Mausoleum, Civic Center, Clinic, College, University, or Private Boarding School, Indoor Commercial Recreation and Entertainment, Commissary, Contractor's Shop, Major and Minor Dry Cleaning, Minor Equipment and Machinery Sales and Rental, Financial Institution, Golf Course and/or Country Club, Golf Driving Range, Government Facilities, Health/Fitness Center, Hospital, Household Appliance Service and Repair, Laundromat, Liquor Store (Off-Premise Consumption), Lounge, Machine Shop, Licensed Massage Therapy, Mini-warehouse/public storage, Mortuary/Funeral Home, Museum/Art Gallery, Office: Administrative, Medical, or Professional, Office/Showroom, Park or Playground, Pawn Shop, Place of Worship, Minor Print Shop, Reception Hall, Restaurant, Retail Sales and Service – Single Tenant over 50,000 square feet, Retail Sales and Services, Private or Parochial School, Public School, Small Engine Repair Shop, Trade School
- **Conditional uses:** Commercial Animal Establishments, Bail Bond, Outdoor Commercial Recreation and Entertainment, Data Center, Drive-in/Thru, Alternative Financial Services Institution, Gas Station, Hotel/Hotel Residence, Mobile Food Park, Nursery Indoor/Outdoor Sales, Truck/Trailer Rental, Utilities, Recreational Vehicular Sales and Rental, Wireless Telecommunication Facilities (WTFs)
- **Specific Use Permit:** Body Art Studio, Wireless Telecommunication Facilities (WTFs)

COMPREHENSIVE PLAN: The Land Use Vision Plan created in 2009, identifies the area for mixed use development and low to medium density residential adjacent to the east.

The proposed rezoning aids in achieving Goal 3 of the Land Use and Development Character Goals of the Comprehensive Plan:

- The amount of commercial and industrial land uses will accommodate opportunities for employment, services, and growing the municipal tax base.

TRANSPORTATION, WASTEWATER, & WATER MASTER PLANS: In 2019 and 2020, the City updated the Transportation Master Plan as well as the Water and Wastewater Master Plans. The Master Plans are intended to guide the City of Pflugerville for short-term and long-term improvements to infrastructure within the public transit and utility systems. In all three of these updates, the land use assumptions for the subject area were calculated to reflect retail development, this is similar to the 2030 Comprehensive Plan.

STAFF REPORT

STAFF RECOMMENDATION: The property is located just east of N SH130, south of the U-Haul Storage Center and west of the Rowe Loop neighborhood. The applicant met with Staff prior to applying for the rezoning and after discussing the intended use, a landscape contractor's shop, the General Business 2 (GB2) was determined to be most appropriate. The proposed General Business 2 (GB2) district is consistent with the zoning in the immediate area, located between Dalshank Street to the south and Steeds Crossing to the north.

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 Goal 3 of the Land Use and Development Character Goals that identifies the amount of commercial and industrial land uses will provide opportunities for employment and services to meet the growing needs of the community.

To remain consistent with the adjacent zoning to the north and land use plan of the 2030 Comprehensive 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 20502 FM 685, from Agriculture/Development Reserve (A) to General Business 2 (GB2).

NOTIFICATION:

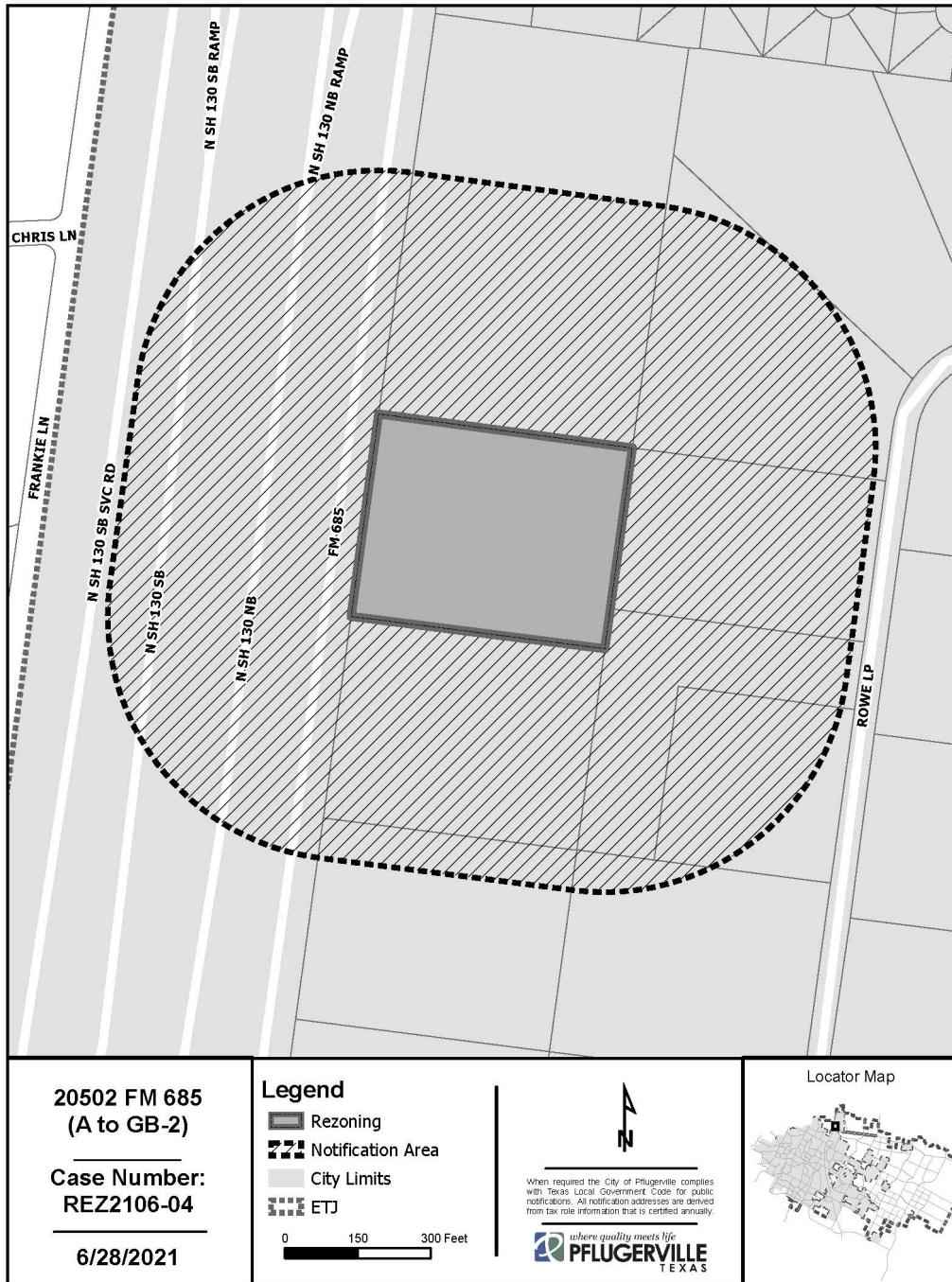
Notification was published in the Pflag, notification letters were mailed to property owners within 500 feet of the property, and two signs were posted on the property. At time of staff report, no inquiries have been received.

ATTACHMENTS:

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

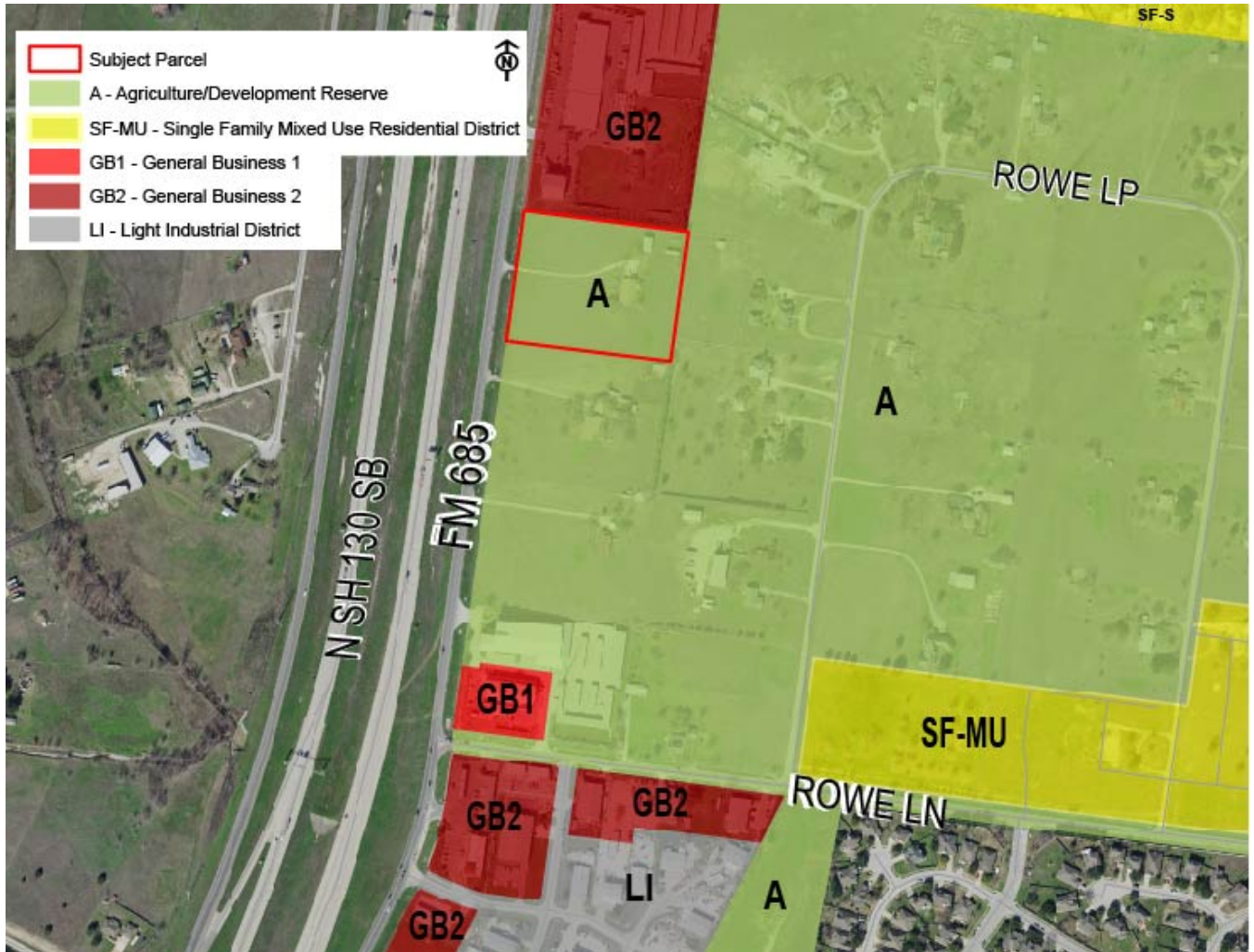
STAFF REPORT

NOTIFICATION MAP:



STAFF REPORT

ZONING MAP:



STAFF REPORT

SURVEY:

PROPERTY DESCRIPTION:

BEING 5.03 ACRES OF LAND OUT OF AND A PART OF THE JACOB CASNER SURVEY, ABSTRACT NO. 2753, IN TRAVIS COUNTY, TEXAS, BEING TRACT 3 OF AN UNRECORDED SUBDIVISION KNOWN AS PFLUGERVILLE ACRES, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

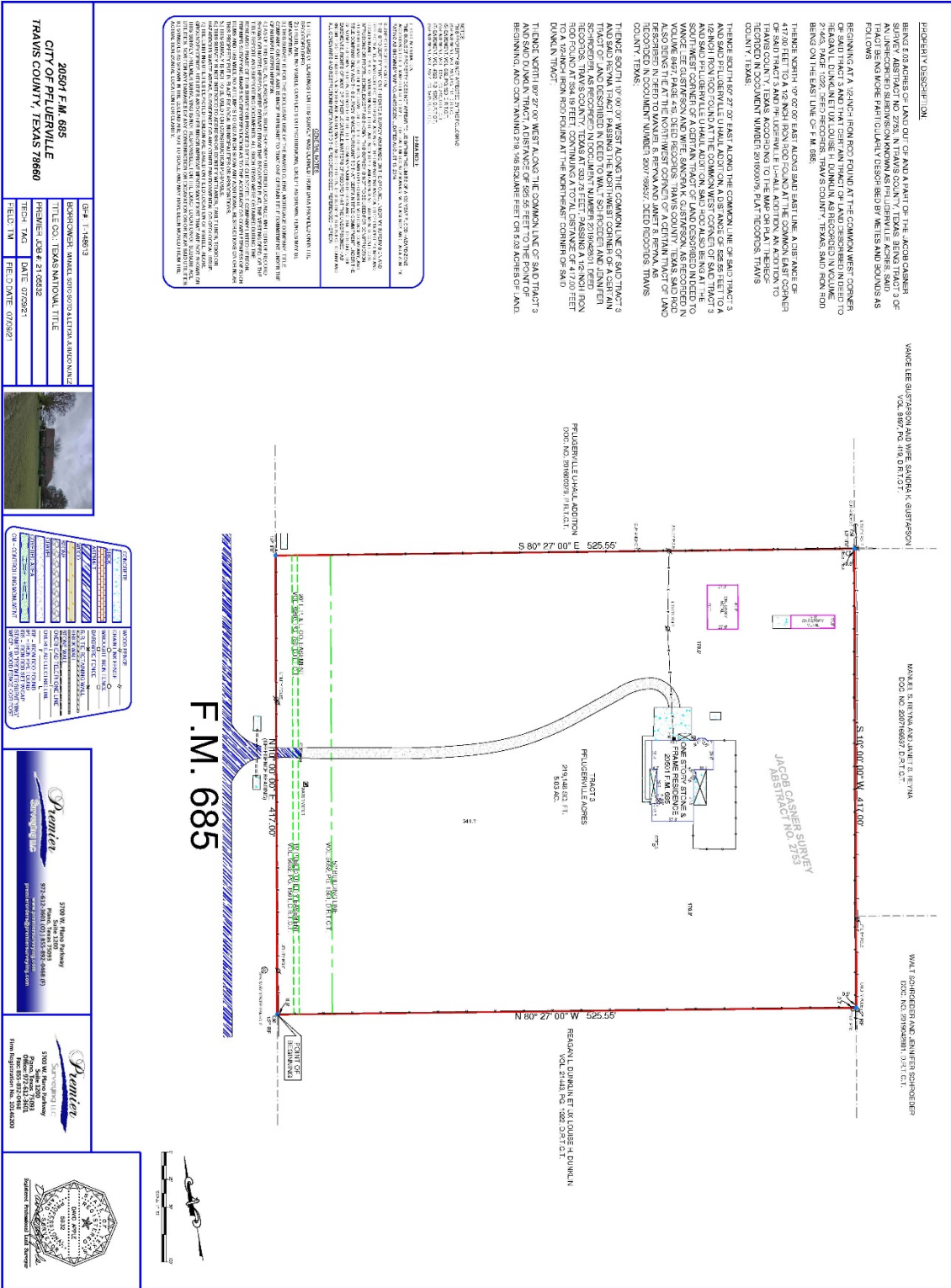
BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID TRACT 3 AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO REAGAN L. DUNKLIN ET UX LOUISE H. DUNKLIN, AS RECORDED IN VOLUME 21443, PAGE 1022, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE EAST LINE OF F.M. 685;

THENCE NORTH 10° 00' 00" EAST ALONG SAID EAST LINE, A DISTANCE OF 417.00 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON EAST CORNER OF SAID TRACT 3 AND PFLUGERVILLE U-HAUL ADDITION, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 201600079, PLAT RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 80° 27' 00" EAST ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID PFLUGERVILLE U-HAUL ADDITION, A DISTANCE OF 525.55 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON WEST CORNER OF SAID TRACT 3 AND SAID PFLUGERVILLE U-HAUL ADDITION, SAID ROD ALSO BEING AT THE SOUTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO VANCE LEE GUSTAFSON AND WIFE, SANDRA K. GUSTAFSON, AS RECORDED IN VOLUME 8497, PAGE 419, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID ROD ALSO BEING THE AT THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO MANUEL S. REYNA AND JANET S. REYNA, AS RECORDED IN DOCUMENT NUMBER 2007169537, DEED RECORDS, TRAVIS COUNTY, TEXAS;

THENCE SOUTH 10° 00' 00" WEST ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID REYNA TRACT, PASSING THE NORTHWEST CORNER OF A CERTAIN TRACT OF LAND DESCRIBED IN DEED TO WALT SCHROEDER AND JENNIFER SCHROEDER, AS RECORDED IN DOCUMENT NUMBER 2019042801, DEED RECORDS, TRAVIS COUNTY, TEXAS AT 333.75 FEET, PASSING A 1/2-INCH IRON ROD FOUND AT 334.19 FEET, CONTINUING A TOTAL DISTANCE OF 417.00 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID DUNKLIN TRACT;

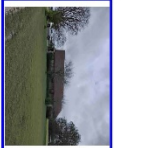
THENCE NORTH 80° 27' 00" WEST ALONG THE COMMON LINE OF SAID TRACT 3 AND SAID DUNKLIN TRACT, A DISTANCE OF 525.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 219,148 SQUARE FEET OR 5.03 ACRES OF LAND.



20501 F.M. 685
 CITY OF PFLUGERVILLE
 TRAVIS COUNTY, TEXAS 78660

OWNER: MARIANNE AND WIFE SANDRA K. GUSTAFSON
 VCL 897/7419 DIST. 01

PREPARED FOR: MARIANNE AND WIFE SANDRA K. GUSTAFSON
 DATE: 07/29/21
 FIELD DATE: 07/28/21



NO.	DESCRIPTION	DATE	BY
1	REVISION	07/29/21	...
2	REVISION	07/29/21	...
3	REVISION	07/29/21	...
4	REVISION	07/29/21	...
5	REVISION	07/29/21	...
6	REVISION	07/29/21	...
7	REVISION	07/29/21	...
8	REVISION	07/29/21	...
9	REVISION	07/29/21	...
10	REVISION	07/29/21	...

Penton
 5700 W. Alamo Parkway
 Suite 200
 Austin, Texas 78745
 (512) 835-1000
 www.penton.com

Penton
 5700 W. Alamo Parkway
 Suite 200
 Austin, Texas 78745
 (512) 835-1000
 www.penton.com



STAFF REPORT

SITE PHOTOS:

AERIAL:



STAFF REPORT

SUBJECT SITE:



Looking south



STAFF REPORT

Looking north





Pflugerville
Planning and Zoning
Commission

STAFF REPORT

APPLICANT REQUEST:

June 25th 2021

To: The City of Pflugerville Texas
Planning and Zoning Commission
& City Council

From: Manuel Soto

Re: 20501 FM 685 Pflugerville - Rezoning

We are pursuing a change in zoning from Agricultural & Development Reserve (A) to General Business 2 (GB2). Based on our conversation with the planning department we have been informed that this request is supported by the 2030 Comprehensive Plan as well as the surrounding land uses and zoning districts as well as the proximity to SH130.

I appreciate your time and consideration in the matter.

Respectfully,

Manuel Soto
512-228-8593
sotomanuel2288@gmail.com