



# City of Pflugerville

## Legislation Details (With Text)

**File #:** ORD-0717    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Public Hearing

**File created:** 4/26/2023    **In control:** Planning and Zoning Commission

**On agenda:** 5/1/2023    **Final action:**

**Title:** To receive public comment and consider an application to rezone an approximately 1.265-acre known as Lot 1, Block A, of the Crossley Subdivision, City of Pflugerville, Travis County, Texas, generally located on the northwest corner of W Pflugerville Parkway and Heatherwilde Boulevard, from the Retail (R) zoning district to General Business 1 (GB1) zoning district, to be known as the Springbrook Liquor Store Rezoning (2023-2-REZ).

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Zoning Map, 3. Future Land Use Map, 4. Retail Zoning District Development Regulations Chart, 5. General Business 1 Zoning District Development Regulations Chart, 6. Neighborhood Retail/Office/Commercial Description, 7. Highlands District Description, 8. Applicant Letter of Intent

Date	Ver.	Action By	Action	Result
5/1/2023	1	Planning and Zoning Commission		Recommended for Disapproval

To receive public comment and consider an application to rezone an approximately 1.265-acre tract of land known as Lot 1, Block A, of the Crossley Subdivision, City of Pflugerville, Travis County, Texas, generally located on the northwest corner of W. Pflugerville Parkway and Heatherwilde Boulevard, from the Retail (R) zoning district to General Business 1 (GB1) zoning district, to be known as the Springbrook Liquor Store Rezoning (2023-2-REZ).

The item under consideration is a request to rezone the subject property from the Retail (R) zoning district to the General Business 1 (GB1) zoning district.

The Aspire Pflugerville 2040 Comprehensive Plan identifies the future land use of the area as Neighborhood Retail/Office/Commercial. The Neighborhood Retail/Office/ Commercial future land use category applies to retail sites at the intersections of major arterial roadways that have traditionally served the convenience retail, service, office, and institutional needs of surrounding neighborhoods.

**Proposed District (General Business 1):**

The applicant is proposing to rezone the property from Retail (R) to General Business 1 (GB1). The General Business 1 (GB1) 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.

Staff finds the proposed rezoning application meets the Economic and Infrastructure goals of the

City's 2021-2025 Strategic Plan, including creating a fiscally sustainable city with a high quality of life, and preparing robust, resilient infrastructure.

Staff recommends denial of the proposed rezoning from the Retail (R) zoning district to the General Business 1 (GB1) zoning district based on the goals of the Aspire Pflugerville 2040 Comprehensive Plan.

Zainab Haider, Planner I

Staff Report

Zoning Map

Future Land Use Map

Retail Zoning District Development Regulations Chart

General Business 1 Zoning District Development Regulations Chart

Neighborhood Retail/ Office/Commercial Description

Highlands District Description

Applicant Letter of Intent