



City of Pflugerville

Legislation Details (With Text)

File #: ORD-0677 **Version:** 3 **Name:** United Fleet Management Rezoning
Type: Ordinance **Status:** Approved
File created: 9/28/2022 **In control:** Planning and Zoning Commission
On agenda: 11/8/2022 **Final action:**

Title: Approving an ordinance on second reading with a caption reading: An ordinance of the City of Pflugerville, Texas, amending ordinance no. 920-07-12-11 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of an approximate 5.03-acres tract of land out of the Jacob Casner Survey, Abstract no. 2753, in Pflugerville, Texas from Agricultural/Development Reserve (A) District to General Business 1 (GB1) District; to be known as the United Fleet Management rezoning (2022-4-REZ); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. GB1 Development Regulations, 3. Aspire 2040: Mixed-Use Commercial, 4. Aspire 2040: The Commons District, 5. Ordinance

Date	Ver.	Action By	Action	Result
11/8/2022	3	City Council	Approved on Second Reading	Pass
10/25/2022	2	City Council	Approved on First Reading	Pass
10/3/2022	1	Planning and Zoning Commission	Recommended for Adoption	

Approving an ordinance on second reading with a caption reading: An ordinance of the City of Pflugerville, Texas, amending ordinance no. 920-07-12-11 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of an approximate 5.03-acres tract of land out of the Jacob Casner Survey, Abstract no. 2753, in Pflugerville, Texas from Agricultural/Development Reserve (A) District to General Business 1 (GB1) District; to be known as the United Fleet Management rezoning (2022-4-REZ); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The subject parcel is an approximate 5.03-acre tract of land located north of Rowe Lane along the eastern side of Farm to Market 685. The applicant is seeking to develop the land for a future commercial business. The applicant has requested to rezone the property from Agriculture/Development Reserve (A) 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.

The comprehensive plan, as well as the infrastructure master plans, identify the area for mixed use and retail development.

To remain consistent with the adjacent zoning to the north and land use plan of 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 FM 685, from Agriculture/Development Reserve (A) to General Business 1 (GB1).

Planning and Zoning Commission Action

On October 3, 2022 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with conditions with a vote of 7-0.

City Attorney has approved the ordinance as to form

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on October 25, 2022 with a vote of 6-1.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Amount: _____

1295 Form Required? Yes No

Legal Review Required: Required Date Completed: 10/12/2022

Supporting documents attached:

1. Staff Report
2. GB1 Development Regulations
3. Aspire 2040: Mixed Use Commercial
4. Aspire 2040: The Commons District
5. Ordinance

Recommended Actions

Motion to approve the ordinance on second reading rezoning the property from Agriculture/Development Reserve (A) district to General Business 1 (GB1) district.