



City of Pflugerville

Legislation Details (With Text)

File #: ORD-0597 **Version:** 3 **Name:** 20502 FM 685 Rezoning
Type: Ordinance **Status:** Approved
File created: 7/20/2021 **In control:** City Council
On agenda: 9/14/2021 **Final action:**

Title: Approving an ordinance on second reading with a caption reading: An Ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of an approximate 5.03-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753, in Pflugerville, TX from Agriculture/Development Reserve (A) District to General Business 2 (GB2) District; to be known as the 20502 FM 685 Rezoning (REZ2106-04); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date. Generally located north of Rowe Lane along the eastern side of Farm to Market 685.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 20502 FM 685 Rezoning Locator Map, 2. 20502 FM 685 Rezoning Staff Report, 3. 20502 FM 685 Ordinance

Date	Ver.	Action By	Action	Result
9/14/2021	3	City Council	Approved on Second Reading	Pass
8/24/2021	2	City Council	Approved on First Reading	Pass
8/2/2021	1	Planning and Zoning Commission	Recommended for Adoption	Pass

Approving an ordinance on second reading with a caption reading: An Ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of an approximate 5.03-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753, in Pflugerville, TX from Agriculture/Development Reserve (A) District to General Business 2 (GB2) District; to be known as the 20502 FM 685 Rezoning (REZ2106-04); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date. Generally located north of Rowe Lane along the eastern side of Farm to Market 685.

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 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). 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 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).

City Attorney has approved the ordinance as to form.

Planning and Zoning Commission Action

On August 2, 2021 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 7-0.

Prior City Council Action

The City Council held a public hearing and approved the ordinance on first reading on August 24, 2021 with a vote of 4-3.

Funding Expected: Revenue ___ Expenditure ___ N/A

Budgeted Item: Yes ___ No ___ N/A

Amount: _____

1295 Form Required? Yes ___ No

Legal Review Required: Required ___ Date Completed: 8/11/2021

Supporting documents attached:

1. General Location Map
2. Staff Report
3. Ordinance

Recommended Actions

1. Motion to approve the ordinance on second reading rezoning the property from Agriculture/Development Reserve (A) district to General Business 2 (GB2) district.