



City of Pflugerville

Legislation Details (With Text)

File #: ORD-0710 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 4/6/2023 **In control:** Planning and Zoning Commission
On agenda: 5/1/2023 **Final action:** 5/1/2023
Title: To receive public comment and consider an application to rezone an approximately 2.770 acres of platted land situated in the William Barker Survey No. 74, Abstract No. 109 in Travis County, Texas, from Retail (R) to General Business 1 (GB1); to be known as the Pflugerville Retail Center (2022-7-REZ).

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
5/1/2023	1	Planning and Zoning Commission	Withdrawn	

To receive public comment and consider an application to rezone an approximately 2.770 acres of platted land situated in the William Barker Survey No. 74, Abstract No. 109 in Travis County, Texas, from Retail (R) to General Business 1 (GB1); to be known as the Pflugerville Retail Center (2022-7-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.

Samantha Fleischman, 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

Western Gilleland District Description

Applicant Letter of Intent