



# City of Pflugerville

## Legislation Text

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File #: ORD-0772, Version: 3

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Approving an ordinance on second reading with the 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 1.6-acre tract of land known as Lot 2A, Block E of the Amending Plat of Block E 685 Commercial Park Subdivision, from General Business-2 (GB2) Zoning District to the Urban (Level 4:CL4) Zoning District, to be known as the 20205 FM 685 Rezoning (REZ2024-00109).

The subject tract consists of one platted lot, being lot 2A, Block E of the Amending Plat of 685 Commercial Park Subdivision totaling 1.6-aces. The lot was platted in 1998. This lot was annexed into the city in 1997 and was zoned to General Business-2 (GB2) in 2009. At that same time, the 685 Commercial Park Overlay was adopted. The subject tract was included in the overlay. The overlay established additional land use and site design requirements above the base zoning district requirements of the Unified Development Code (UDC). The subject tract is located within Development Area 1.

The lot is currently developed with an existing convenience store and gas station, with a strip retail center. The applicant is seeking to rezone the subject lot to the Urban (Level 4: CL4) zoning district.

### **Strategic Plan:**

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 Recommendation**

The subject tract is located at the intersection of Rowe Lane and SH 130/FM 685 and is located within the City of Pflugerville's full purpose jurisdiction. Immediately east of the subject lot are a variety of commercial uses and the lot located directly south of the subject tract is zoned General Business 2 (GB2). The Urban (Level 4: CL4) zoning district meet the goals of the Aspire Pflugerville 2040 Comprehensive Plan for this location to allow a mix of commercial uses along the SH 130 corridor, as well as Rowe Lane.

For these reasons, staff recommends approval of the request to rezone the subject tract from General Business-2 (GB2) to the Urban (Level 4: CL4) zoning districts.

City Attorney has approved the ordinance as to form.

### **Planning and Zoning Commission Action**

On May 6, 2024 the Planning and Zoning Commission conducted a public hearing and recommended approval of the proposed ordinance with a vote of 4-0.

### **Deadline for City Council Action**

Conduct a public hearing and consider approval on first reading of the annexation ordinance on May 28, 2024.

**Projected Future City Council Action**

The second reading of the ordinance is scheduled for on June 11, 2024.

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:** N/A

**1295 Form Required?** Yes  No

**Legal Review Required:** N/A  Required  Date Completed: 8/30/2022

**Supporting documents attached:**

Staff Report

General Location Map

Proposed Zoning Map

Comprehensive Plan Map

CL-4 Development Regulations Chart

Villages District

Mixed-Use Commercial Overview

Ordinance

**Recommended Actions**

1. Conduct the public hearing.
2. Motion to close the public hearing.
3. Motion to approve the ordinance on first reading rezoning the property fro General Business-2 (GB2) Zoning District to the Urban (Level 4:CL4) Zoning District.