



# City of Pflugerville

## Legislation Text

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File #: ORD-0677, Version: 3

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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.