



# City of Pflugerville

## Legislation Text

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**File #:** ORD-0509, **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 approximately 2.2013 acres, Lot 1a from the Milestone Pecan Street Re-Subdivision, from General Business 2 (GB2) to General Business 1 (GB1) district; to be known as the Heatherwilde office condos rezoning (REZ2001-03); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

The property was acquired by the applicant for purposes of establishing an office condominium. The applicant has the intent of developing more retail space on this property and would like to cater to land uses identified in the Unified Development Code (UDC) as Personal Services, which are not permitted in the General Business 2 (GB2) district, the current zoning district. Therefore, the applicant has proposed rezoning the property to the General Business 1 (GB1) district. The current development is in line with the General Business 1 (GB1) development standards and if approved, any and all future development will be required to meet the General Business 1 (GB1) standards.

The rezoning aids in achieving Goal 2 of the Land Use and Development Character Goals, Policy 2.2, Policy 2.3, Action 2.3.1.

### **Staff Recommendation**

Staff recommends approval of the request to rezone the property, locally addressed 201 N. Heatherwilde Blvd., from General Business 2 (GB2) to General Business 1 (GB1).

City Attorney has approved the ordinance as to form.

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

On February 03, 2020 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**

City Council held a public hearing on February 25, 2020 and approved the ordinance with a vote of 7-0.

### **Projected Future City Council Action**

The second reading of the ordinance is scheduled for March 10, 2020.

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

**Budgeted Item:** Yes ☐ No ☐ N/A ☒

**Amount:** \_\_\_\_\_

**1295 Form Required?** Yes \_\_\_ No X

**Legal Review Required:** Y Required \_\_\_ Date Completed: February 10, 2020

**Supporting documents attached:**

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

**Recommended Actions**

Approve the ordinance on second reading rezoning the properties from GB2 to GB1.