



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, October 4, 2021

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

2 Citizens Communication

The Planning and Zoning Commission welcomes comment on items relevant to the Planning and Zoning not already scheduled on tonight's agenda. In accordance with the Texas Attorney Generals' opinion, any public comment that is made on an item that is not on the published agenda will only be heard by the Commission. No formal action, discussion, deliberation, or comment will be made by the Commission. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

3 Presentation

- 3A [2021-1047](#) Presentation regarding the status of the Aspire Pflugerville 2040 Comprehensive Plan.

4 Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda, it will be moved to the Regular Agenda for further consideration.

- 4A [2021-1037](#) Approving a Preliminary Plan for SH-130 Commerce Center Phase III-B, an approximate 41.648 acre tract of land out of the William Caldwell Survey, Abstract No. 162 in Travis County, TX. (PP2108-01)

Attachments: [SH-130 Commerce Center Phase III-B Preliminary Plan Staff Report](#)
[SH-130 Commerce Center Phase III-B Preliminary Plan](#)

5 Public Hearing

The Commission welcomes comment on the following items. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

- 5A** [ORD-0611](#) To receive public comment and consider an application to rezone an approximate 5.011-acre tract of land locally addressed 2118 Rowe Loop from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU); to be known as 2118 Rowe Loop Rezoning (REZ2107-01)
Attachments: [2118 Rowe Loop Locator Map](#)
[2118 Rowe Loop Rezoning Staff Report](#)
[SF-MU Development Regulations](#)
- 5B** [ORD-0612](#) To receive public comment and consider an application to rezone an approximate 5.05 acre-tract of land locally addressed 1741 Rowe Loop, from Agriculture/Development Reserve (A) district to Single-Family Mixed-Use (SF-MU) district; to be known as the 1741 Rowe Lp Rezoning (REZ2101-02)
Attachments: [1741 Rowe Loop Locator Map](#)
[1741 Rowe Loop Rezoning Staff Report](#)
[SF-MU Development Regulations](#)
- 5C** [ORD-0615](#) To receive public comment and consider an application to rezone an approximate 12.588-acre tract of land situated in the E. Bebee Survey No. 5, Abstract No. 53, Travis County, Texas, generally located south of E. Black Locust Dr. and north of the northern terminus of Warm Springs Dr. from Agriculture/Development Reserve (A) to Single-Family Mixed-Use Residential District (SF-MU); to be known as the Black Locust Townhomes Rezoning 2021 (REZ2108-01).
Attachments: [Black Locust Townhomes Rezoning 2021 Locator Map](#)
[Black Locust Townhomes Rezoning 2021 Staff Report](#)
[Black Locust Townhomes 2021 \(REZ2108-01\) ORD Legal Approved](#)
- 5D** [ORD-0610](#) To receive public comment and consider an application to rezone an approximate 20-acre tract of land located generally southwest of the Wolf Pack Dr and Weiss Ln intersection, from Agriculture (A) to Urban Corridor Level 4 (CL-4); to be known as Tacara at Weiss Ranch Ph 2 Rezoning. (REZ2108-02)
Attachments: [Tacara at Weiss Ranch Ph 2 Locator Map](#)
[Tacara at Weiss Ranch Ph 2 Rezoning Staff Report](#)
[Tacara at Weiss Ranch Phase 2 Weiss Family Support Letter](#)
[Tacara at Weiss Ranch Ph 2 Ordinance](#)

- 5E [2021-1051](#) To receive public comment and consider an application to Replat Lot 3F Renewable Energy Park out of the William Caldwell Survey, Abstract No. 162 in Pflugerville, TX in order to create two lots consisting of 41.648 total acres, to be known as the Replat of Lot 3F Renewable Energy Park. (FP2106-01).

Attachments: [Replat of Lot 3F Renewable Energy Park Staff Report](#)
[Replat of Lot 3F Renewable Energy Park](#)

6 Discuss and Consider

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

- 6A [ORD-0589](#) To discuss and consider an application to rezone an approximate 13.08 acre-tract of land locally address 2004 Rowe Loop and 2016 Rowe Loop, from Agriculture/Development Reserve (A) district to Single-Family Residential (SF-R) district; to be known as the 2004 & 2016 Rowe Lp Rezoning (REZ2105-01)

Attachments: [2004 & 2016 Rowe Loop Rezoning Staff Report](#)
[2004 & 2016 Rowe Loop Rezoning Locator Map](#)
[2004 2016 Rowe Lp \(REZ2105-01\) Ordinance](#)
[2004 & 2016 Rowe Loop Applicant Supplemental Letter](#)
[2004 & 2016 Rowe Loop Neighbor Letter 1](#)
[2004 & 2016 Rowe Loop Neighbor Letter 2](#)
[Steeds Crossing Neighbor Letter](#)

Legislative History

7/19/21	Planning and Zoning Commission	Tabled
9/20/21	Planning and Zoning Commission	Tabled

7 Adjourn
Robert Romig, Chair, Planning and Zoning Commission