



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, May 1, 2023

7:00 PM

1611 Pfennig Lane

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 [2023-0407](#) Presentation regarding the subdivision process and the role of the Planning and Zoning Commission.

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 [2023-0399](#) Approving a Preliminary Plan for the 6966 Commercial Park Addition, being an approximately .501-acre tract of land out of the J.C. Lee Survey No. 35, Abstract No. 488; in Pflugerville, Texas, more specifically located at 1719 Rowe Ln. (2022-10-PP).
- 4B [2023-0401](#) Approving a Preliminary Plan for Lifestyle Communities, Phases 2-5, a revised Preliminary Plan for Lifestyle Communities Phases 2 through 5; consisting of an approximately 36.875-acre tract of land situated in the Thomas G Stuart Survey Abstract No. 689, Travis County, Texas; (2022-15-PP).

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** [2023-0411](#) 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 three lots consisting of 24.393 total acres, to be known as the Replat of Lot 3F Renewable Energy Park (2022-32-FP).
- 5B** [ORD-0710](#) 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).
- 5E** [ORD-0717](#) To receive public comment and consider an application to rezone an approximately 1.265-acre tract of land known as Lot 1, Block A, of the Crossley Subdivision, City of Pflugerville, Travis County, Texas, generally located on the northwest corner of W. Pflugerville Parkway and Heatherwilde Boulevard, from the Retail (R) zoning district to General Business 1 (GB1) zoning district, to be known as the Springbrook Liquor Store Rezoning (2023-2-REZ).
- 5C** [ORD-0712](#) To receive public comment and consider an application to rezone an approximately 2-acre tract of land recorded as Lot 1 and 2 of the Skyview Manor Subdivision, generally located south of Nimbus Drive, and east of W. Pflugerville Loop, in the City of Pflugerville, Travis County, Texas, from Agricultural/ Development Reserve (A) to Single Family- Mixed Use (SF-MU); to be known as the Nimbus Rezoning (2023-3-REZ).
- 5D** [ORD-0713](#) To receive public comment and consider an application for a Specific Use Permit for proposed use of Lounge within the Downtown District Overlay for an approximately 4,200 square-foot structure, located at 105 E Pecan Street, to be known as the East Pecan Cigar Specific Use Permit (2023-3-SUP).

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** [2023-0303](#) Discuss and Consider the 5-year Capital Improvement Plan for Fiscal Year 2024-2029.

- 6B** [RES-1101](#) Discuss and consider the Community Development Block Grant (CDBG) 4th Amendment to the Annual Action Plan for Program Year 2020.
- 6C** [2023-0393](#) Discuss and consider action regarding an application for a subdivision waiver from Section 15.16, Subdivision Design Standards, to allow for a right of way frontage to be reduced to 50 feet, allow for the elongated area of a proposed flag lot to exceed 100 feet, and to allow for driveway spacing to be reduced for this subdivision, generally located north of Rowe Lane along County Road 139, to be known as the Gindin Subdivision Waiver (2023-1-VAR).
- 6D** [2023-0410](#) Discuss and consider action regarding an application for a waiver to increase driveway widths greater than 20% of the maximum allowed under Table 10.2.1C Type II Driveway Criteria, associated with a site development plan application generally located along the SH-130 frontage road, north of E Pflugerville Parkway, at 2113 Elan Street, Pflugerville, Texas, to be known as Hayden Grove of Pflugerville (2023-2-VAR).

7 Adjourn

Oscar Mitchell, Chair, Planning and Zoning Commission

The Planning and Zoning Commission may retire to executive session any time between the meeting opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code. Action, if any, will be taken in open session.

Oscar Mitchell, Chair

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on or before April 28, 2023 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Trista Evans, City Secretary

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Breanna Higgins at breannah@pflugervilletx.gov or 512-990-6129 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

By Other Elected or Appointed Officials:

It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for the City Council or board, commission or committee subject to the Texas Open Meetings Act.