



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, August 7, 2023

7:00 PM

1611 Pfennig Lane

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#### 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 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.

**3A** [2023-0687](#) Approving a Final Plat of East Pflugerville Parkway Commercial Center, Lot 2, Block A; a 4.644 tract of land, situated in the John Davis Survey, Abstract No. 231; in Pflugerville, Texas (2023-7-FP).

**3B** [2023-0767](#) Approving the Planning and Zoning Commission Minutes for July 17, 2023 regular meeting.

#### 4 Discuss and Consider

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.

## 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-0742](#) To receive public comment and consider recommendation regarding zoning text amendments within the Unified Development Code to Subchapters 4.4, Corridor Districts (CL3, CL4, CL5); Subchapter 9, Architectural, Site Design and Layout; Subchapter 11, Landscaping and Screening; and Subchapter 20, Definitions.
- 5B [ORD-0725](#) To receive public comment and consider an application to rezone an approximately 5.05 acres from the Agriculture/Development Reserve (A) district to Retail (R) district. The property is situated in the Jacob Casner Survey No. 9, Abstract No. 2753, generally located east of HWY SH130, south of Steeds Crossing, and west of Rowe Loop, locally addressed 1718 Rowe Lane, to be known as the 1718 Rowe Lane Rezoning (2023-5-REZ).
- 5C [ORD-0740](#) To receive public comment and consider an application to rezone an approximately 1.21-acre tract from the Light Industrial (LI) district to General Business 2 (GB2) district. The property is generally located north of the intersection of Picadilly Drive and Central Commerce Drive, locally addressed 1950 Picadilly, to be known as the 1950 Picadilly Rezoning (2023-6-REZ).
- 5D [ORD-0739](#) To receive public comment and consider recommendation regarding the proposed Drainage Master Plan.

**6 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 August 4, 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](mailto: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.**