



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

---

Monday, July 19, 2021

7:00 PM

100 E. Main St., Suite 500

---

#### Regular Meeting

NOTICE IS HEREBY GIVEN In accordance with order of the Office of the Governor issued March 16, 2020, the Capital Improvement Advisory Committee of the City of Pflugerville will conduct a video/telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above.

This Meeting Agenda, and the Agenda Packet, are posted online at <https://pflugerville.legistar.com>

This telephonic/video meeting will be hosted through WebEx.  
Meeting Link: <https://pflugervilletx.webex.com/pflugervilletx/onstage/g.php?MTID=e984e1c6ba56eb12d1c17be6d0c67f382>

Access Code: 146 781 7686  
Dial-in number: United States Toll +1-408-418-9388 (US Toll)

Public comment will only be allowed via telephone/video conference. All speakers must register to speak at least 2 hours in advance of the meeting. Speakers must call in at least 15 minutes prior to the meeting start in order to speak. Written comments may also be submitted 2 hours in advance of the meeting.

To register to speak or to submit written comments, please email: [planning@pflugervilletx.gov](mailto:planning@pflugervilletx.gov) at least 2 hours in advance of the meeting.

A recording of the telephone/video meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

The meeting will be available live for viewing on PFTV on the City website: <https://www.pflugervilletx.gov/city-government/communications/pftv>

- 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 [2021-0745](#) Presentation regarding Parks and development.

### 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 [2020-8421](#) Approving a Final Plat for Lakeside Meadows Ph. 1; an 83.410-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2005-02)  
**Attachments:** [Lakeside Meadows Phase 1 Final Plat Staff Report](#)  
[Lakeside Meadows Phase 1 Final Plat](#)
- 4B [2021-0717](#) Approving a Final Plat for Lakeside Meadows Industrial Ph. 3; a 52.443-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2102-05)  
**Attachments:** [Lakeside Meadows Industrial Ph. 3 Final Plat Staff Report](#)  
[Lakeside Meadows Industrial Ph. 3 Final Plat](#)
- 4C [2021-0716](#) Approving a Revised Preliminary Plan for the Pflugerville Community Development Corporation SH 130 Commerce Center - Phase III, formerly known as Renewable Energy Park; consisting of 41.648-acres of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas. (PP2103-01)  
**Attachments:** [Revised Preliminary Plan for the Pflugerville Community Development Corporati](#)  
[Revised Preliminary Plan for the Pflugerville Community Development Corporati](#)
- 4D [2020-8100](#) Conditionally approving a Preliminary Plan Revision for Villages of Hidden Lake; affecting approximately 17.52-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in Pflugerville, Travis County Texas. (PP1911-01)

**Attachments:** [Villages of Hidden Lake Revised Preliminary Plan Staff Report](#)  
[Villages of Hidden Lake Revised Preliminary Plan](#)

- 4E** [2021-0739](#) Approving a Final Plat for Heatherwilde 45 North Lot; a 7.171-acre tract of land out of the Thomas G. Stewart Survey No. 6, Abstract No. 689, in Pflugerville, Texas. (FP2103-03)

**Attachments:** [Heatherwilde 45 North Lot Final Plat](#)  
[Heatherwilde 45 North Lot Final Plat Staff Report](#)

- 4F** [2021-0719](#) Approving a Preliminary Plan for PfISD Elementary School #23; a 25.32-acre tract of land out of the George M. Martin Survey No. 9, in Pflugerville, Texas. (PP2012-02)

**Attachments:** [PFISD ES#23 Preliminary Plan](#)  
[PFISD ES #23 Preliminary Plan Staff Report](#)

- 4G** [2021-0720](#) Approving a Final Plat for PfISD Elementary School #23; a 25.32-acre tract of land out of the George M. Martin Survey No. 9, in Pflugerville, Texas. (FP2103-03)

**Attachments:** [PFISD ES#23 Final Plat](#)  
[PFISD ES #23 Final Plat Staff Report](#)

- 4H** [ORD-0595](#) Postpone an application to rezone approximately 96.341-acre tract of land located north of Cameron Road and west of the 1849 Park, from Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district; to be known as the Cameron 96 PUD Rezoning (REZ2101-01) to August 2, 2021.

## 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-0592](#) To receive public comment and consider an application to rezone approximately 43 acres of land located generally northeast of the New Meister Ln and Meister Ln intersection, portions of Meister Ln, and land generally west of Meister Ln, from Urban Level 4 (CL4) district to Campus Industrial (CI) district; all to be known as the Longhorn Rezoning (REZ2106-02).

**Attachments:** [Longhorn Staff Report](#)

- 5B** [ORD-0589](#) To receive public comment 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 Lp Location Map](#)

- 5C** [ORD-0594](#) To receive public comment and consider an application to rezone approximately 0.29 acres of land locally addressed 201 W Main St, from Office (O) district to Neighborhood Services (NS) district; to be known as the 201 W Main St Rezoning (REZ2105-01)

**Attachments:** [201 W Main St Rezoning Staff Report](#)  
[201 W Main Location Map](#)

## **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** [RES-0880](#) Conduct a second public hearing regarding the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2021.

**Attachments:** [2021 Annual Action Plan](#)

- 6B** [RES-0891](#) Discuss and Consider the Community Development Block Grant (CDBG) 3rd Amendment to the Annual Action Plan for Program Year 2020.

**Attachments:** [2020 Amended Action Plan - 3rd Amendment](#)

- 6C** [2021-0579](#) Discuss and consider action regarding timing and plans to resume in-person Planning and Zoning Commission meetings.

**7 Adjourn**  
**Robert Romig, 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.**

**Robert Romig, 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 July 16, 2021 at 5:00 p.m. pursuant to Section 551.041, Government Code.**

**Karen Thompson, 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 Ali Abdelfattah, Americans with Disabilities Act (ADA) Coordinator, at [alia@pflugervilletx.gov](mailto:alia@pflugervilletx.gov) or 512-990-6300 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.**