



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, September 20, 2021

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1. **Call to Order**

2. **Citizen 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. [2021-0971](#) Approve the Planning and Zoning Commission Minutes for June 7, 2021 regular meeting.

Attachments: [June 7 Meeting Minutes](#)

- 3B. [2021-0973](#) Approving a Preliminary Plan for TCESD 2 Weiss Ln Subdivision Preliminary Plan; a 3.00-acre tract of land out of the Wiehl J Arch Survey No. 8, Abstract No. 802; in Pflugerville, Texas. (PP2103-02)

Attachments: [TCESD 2 Weiss Ln Subdivision Preliminary Plan Staff Report](#)

[TCESD 2 Weiss Ln Subdivision Preliminary Plan](#)

- 3C. [2021-0974](#) Approving a Preliminary Plan for RNDC-Timmerman Subdivision Preliminary Plan; a 34.867-acre tract of land out of the T.S. Barnes Survey, Abstract No. 67; in Pflugerville, Texas. (PP2105-01)

Attachments: [RNDC - Timmerman Subdivision Preliminary Plan Staff Report](#)
[RNDC - Timmerman Subdivision Preliminary Plan](#)

4. 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.

- 4A. [2021-0969](#) To receive public comment and consider an application to Replat Stone Hill Town Center Lot 1 out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, TX in order to create two lots on approximately 3.0054 acres, to be known as the Stone Hill Town Center Lot 1 Replat No. 1. (FP2106-04).

Attachments: [Stone Hill Town Center Lot 1 Replat No. 1 Staff Report](#)
[Stone Hill Town Center Lot 1 Replat No. 1](#)

- 4B. [2020-8420](#) To receive public comment and consider an application to Replat Stone Hill Town Center Lot 5, 6, and 7 out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, TX in order to create multiple lots on approximately 13.6860 acres, to be known as the Stone Hill Town Center Lot 5, 6, and 7 Replat No. 1. (FP2005-01).

Attachments: [Replat Lot 5, 6, 7 Stone Hill Town Center Staff Report](#)
[Replat Lot 5, 6, 7 Stone Hill Town Center](#)

- 4C. [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 updated](#)
[2004 & 2016 Rowe Lp Location Map](#)
[2004 & 2016 Rowe Loop Applicant Letter](#)
[2004 & 2016 Rowe Loop Neighbor Letter 1](#)
[2004 & 2016 Rowe Loop Neighbor Letter 2](#)

5. 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).

6. 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 September 17, 2021 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Trista Evans, City Secretary

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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.