



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, April 5, 2021

7:00 PM

100 E. Main St., Suite 500

Regular Meeting (Telephone/Video Conference)

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=edcb3711b8033ff780401c560b1bd592d>

Access Code: 187 085 5440
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 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 [2021-0295](#) Presentation regarding the site development plan process outlined within the City's Unified Development Code.

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 [2021-0321](#) Approve the Planning and Zoning Commission Minutes for March 1, 2021 regular meeting.
Attachments: [March 1, 2021 Minutes](#)
- 4B [2020-8257](#) Approving a Preliminary Plan for Lakeside Meadows; an approximate 320-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162 and the E. Kirkland Survey, Abstract No. 458; in Pflugerville, Texas. (PP2002-01)
Attachments: [Lakeside Meadows Preliminary Plan Staff Report](#)
[Lakeside Meadows Preliminary Plan](#)
- 4C [2017-6277](#) Approving a Preliminary Plan for The Pecan District, consisting of approximately 45.76-acres of land out of the John Van Winkle Stuart Survey, Abstract No. 786 and the Alexander Walters Survey No. 67, Abstract 791 in Travis County, Pflugerville, Texas. (PP2008-03)
Attachments: [Pecan District Preliminary Plan Staff Report](#)
[Pecan District Preliminary Plan](#)
- 4D [2021-0317](#) Approving a Final Plat for Lakeside Meadows Ph. 2; a 16.445-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2102-01)
Attachments: [Lakeside Meadows Industrial Ph. 2 Final Plat Staff Report](#)
[Lakeside Meadows Industrial Ph. 2 Final Plat](#)
- 4E [2021-0311](#) Approving a Final Plat for Vine Creek Ph 7, a 21.254 acre tract of land out of the Juan Zambrano Survey No. 38, Abstract No. 844 in Pflugerville, TX.

and being a part of the remnant portion of the called 147.16-acre tract of land conveyed to Midtex Partners, Ltd., recorded in document No. 2002240814 of Travis County, Texas (FP2012-03)

Attachments: [Vine Creek Ph 7 FP Staff Report](#)
[Vine Creek Ph 7 Final Plat](#)

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).

- 5A [2021-0297](#) Discuss and consider action to recommend approval the 5-year Capital Improvement Plan for FY 2022-2026 related to facilities, water, wastewater and transportation.

Attachments: [Final CIP Draft 4-2-21](#)

6 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.

- 6A [ORD-0577](#) To receive public comment and consider an application to rezone an approximate 33 acre-tract of land located generally located south of E. Pecan St and West of SH130, from Agriculture/Development Reserve (A) district to Campus Industrial (CI) district; to be known as the RNDC Inc. Rezoning (REZ2101-03)

Attachments: [RNDC Inc Rezoning Locator Map](#)
[RNDC Inc Rezoning Staff Report](#)

- 6B [ORD-0578](#) To receive public comment and consider an application for a Specific Use Permit for a proposed Verizon Wireless Telecommunications Facility in the Urban Center Level 4 (CL4) zoning district on an approximate 4 acre-tract of land generally located east of Old Austin Hutto Rd and north of Sweet William Lane; to be known as Verizon at Heritage Park SUP (SUP2103-01)

Attachments: [Verizon at Heritage Park SUP Locator Map](#)
[Verizon at Heritage Park SUP Staff Report](#)
[Monopole Tower Certified Fall Letter](#)

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 April 2, 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 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.