



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

---

Monday, March 4, 2024

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 Consent Agenda

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

- 3A [2024-0237](#) Approving a Preliminary Plan for Bluffs at Blackhawk; an approximate 4.91 acres of land out of the John C. Duval Survey 14, Abstract No. 194 ; in Travis County, Texas. (2023-12-PP).
- 3B [2024-0255](#) Approve the Planning and Zoning Commission Minutes for January 8, 2024 regular meeting.
- 3C [2024-0260](#) Approve the Planning and Zoning Commission Minutes for February 5, 2024 regular meeting.

#### 4 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).

#### 5 Public Hearing

The Commission welcomes comment on the following items. Each person providing public comment will be limited to three (3) minutes and will be asked to state his or her name and address for the public record.

- 5A** [ORD-0767](#) To receive public comment and consider a 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-0766](#) To receive public comment and consider an application to rezone an approximately 14.794-acre tract of land situated in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas from General Business 1 (GB1) to Retail (R); to be known as Wells Branch and Immanuel Rezoning (REZ2024-00038).

**6 Adjourn**

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.

Jonathan Coffman, 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 March 1, 2024 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.