



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, July 18, 2022

7:00 PM

100 E. Main St., Suite 500

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 Presentation

3A [2022-0711](#) Presentation regarding Parks Master Plan

3B [2022-0714](#) Presentation regarding the Corridor Districts and potential code modifications that were directed through the Aspire Pflugerville 2040 Plan.

Attachments: [Staff Report](#)

[Future Land Use Map](#)

[Aspire 2040 Implementation](#)

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.

4 Consent Agenda

4A [2022-0693](#) Approving a Preliminary Plan for Quik Trip 4180; an approximate 75.571-acre tract of land out of the Sefrim Eislen Survey No.1, Abstract 265 and being a portion of a called 158.22 -acre tract of land as described in Volume 417, Page 355 of the deed records of Travis County, Texas, and conveyed to Timmerman & Hagn, LTD. of record in volume 8394, Page 544 of the official public records of Travis County; in Pflugerville, Texas.

(PP2111-02).

Attachments: [QuikTrip 4180 Preliminary Plan](#)
[Staff Report](#)

- 4B** [2022-0701](#) Approve the Planning and Zoning Commission Minutes for June 6, 2022 regular meeting.

Attachments: [June 6 Meeting Minutes](#)

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-0664](#) To receive public comment and consider an application for a Specific Use Permit for proposed uses of Industrial Uses (Light) and Office/Warehouse within the Urban Center: Level 5 (CL-5) zoning District for an approximate 24.393-acres of land legally described as Lot 3F in the Renewable Energy Park Subdivision, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, generally located south of Pecan Street, east of Sun Light Near Way, and west of SH 130 Toll to be known as the Lot 3F Specific Use Permit (2022-4-SUP).

Attachments: [Proposed Concept Plan](#)
[SUP Map](#)
[SUP Zoning Map](#)
[STAFF REPORT](#)

- 5B** [ORD-0663](#) To receive public comment and consider an application to rezone an approximately 11.84 acres from Agriculture/Development Reserve (A) district to Planned Unit Development district, with a base zoning designation of Urban (Level 4: CL4) to allow for multi-family and townhomes by right. The property is situated in the Jacob Casner Survey No. 9, Abstract No. 2753, generally located south of Gattis School Road, east of SH 130, north of Steeds Crossing, and west of Derby Day Ave., locally addressed 21101 F.M. 685, to be known as the Fairfield PUD (2022-2-PUD).

Attachments: [Staff Report](#)
[Exhibit A - Development Standards](#)
[Exhibit B - Fairfield Crossing UDC Deviations Chart](#)
[Exhibit C - The Commons District](#)
[Exhibit D - Mixed Use Commercial](#)
[PH Letter](#)

- 5C** [2022-0707](#) Conduct a public hearing and approve an application to replat Lot 2 of the Pflugerville Industrial Park Replat, creating 3 lots for a property consisting

of approximately 10 acres in the John L. Bray Survey No. 10, Abstract No. 73 in Travis County, City of Pflugerville, generally located south of Cele Road, east of Weiss Lane, and north of Jesse Bohls Road to be known as the Pflugerville Industrial Park Lot 2 Replat (FP2112-03).

Attachments: [Staff Report](#)

[Proposed Pflugerville Industrial Replat](#)

- 5D** [2022-0708](#) Conduct a public hearing and approve an application for a replat of Lot 1 for the Hutto 130 Subdivision within the City of Pflugerville's Extraterritorial Jurisdiction creating three lots for an approximately 5.925-acre tract of land situated in the ND Walling Survey No. 19, Abstract No. 675, Williamson County, Texas, generally located north of CR 138, east of SH 130, and west of Little Lake Road, to be known as the Hutto 130 Replat (2022-6-FP).

Attachments: [Staff Report](#)

[Proposed Hutto 130 Replat](#)

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** [2022-0458](#) Discuss and consider the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2022.

Kristin Gummelt, Planner, Planning and Development Services

Attachments: [PY 2022 Annual Action Plan- Draft](#)

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 15, 2022 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 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.