



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, February 6, 2023

7:00 PM

1611 Pfennig Lane

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 Discuss and Consider

- 3A [2023-0057](#) Elect a Chair and Vice-Chair to the Planning & Zoning Commission for 2023

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 [2022-1154](#) Approving a Preliminary Plan for East Pflugerville Parkway Commercial Center; a 93.101-acre tract of land situated in the J. Davis Survey, Abstract No.231; in Pflugerville, Texas, generally located at the southeast corner of SH-130 and E. Pflugerville Parkway (2022-5-PP).
- 4B [2022-1160](#) Approving a Final Plat for East Pflugerville Parkway Commercial Center; a 26.16 acre tract of land situated in the Sefrim Eiselin Survey No. 1 Abstract 265 and J. Davis Survey, Abstract No.231; in Pflugerville, Texas, generally located at the southeast corner of SH-130 and E. Pflugerville Parkway (2022-17-FP).

- 4C** [2023-0029](#) Approving a Preliminary Plan for Immanuel Rd Mixed Use; a 10.342-acre tract of land situated in the Alexander Walters Survey, Abstract No.791; in Travis County, Texas, generally located at the northwest corner of E. Wells Branch Parkway and Immanuel Road (2022-4-PP).
- 4D** [2023-0030](#) Approving a Final Plat for Immanuel Road Mixed Use; a 10.342-acre tract of land situated in the Alexander Walters Survey, Abstract No.791; in Travis County, Texas, generally located at the northwest corner of East Wells Branch Parkway and Immanuel Road (2022-14-FP).
- 4E** [2023-0131](#) Approving a Final Plat for the Grove at Blackhawk, Section 3; a 25.034-acre tract of land, out of that part of the James P. Kempe survey no. 12, abstract no. 464, in Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-28-FP).
- 4F** [2023-0126](#) Approving a Final Plat for the Grove at Blackhawk, Section 4, an approximately 45.612-acre tract of land situated in the James P Kempe Survey, Section No. 12, Abstract No. 464 of Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-27-FP).
- 4G** [2023-0127](#) Approving a Final Plat for the Grove at Blackhawk, Section 5, an approximately 16.633-acre tract of land situated in the James P Kempe Survey, Section No. 12, Abstract No. 464 of Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-35-FP).
- 4H** [2023-0145](#) Approving a major revision for the Preliminary Plan PP2005-02, Village at Wells Branch Preliminary Plan; a 35.16- acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791, in Pflugerville, Texas. The revised phase being updated in this preliminary plan accounts for 6.31- acres (2022-3-PP).
- 4I** [2023-0146](#) Approving a Final Plat for Village at Wells Branch, a 6.31- acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791, in Pflugerville, Texas. (2022-18-FP)
- 4J** [2023-0063](#) Approving a Final Plat at the northeast corner of FM 685 and Old Austin Hutto Rd for a 1.72 acre tract of land situated in the Sefrin Eiselin survey, Abstract No. 265, in Travis County, Texas to be known as Quiktrip 4180 Final Plat (2022-1-FP).
- 4K** [2023-0053](#) Approving the Planning and Zoning Commission Minutes for December 5, 2022 regular meeting.

- 4L [2023-0121](#) Approving the Planning and Zoning Commission Minutes for January 9, 2022 regular meeting.

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 Discuss Only

- 6A [2023-0122](#) Discussion regarding the FM685 Corridor Study

7 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.

- 7A [ORD-0683](#) To receive public comment and consider an application to rezone an approximate 3.248 acre-tract of land situated in the Sefrim Eiselin Survey No.1, Abstract No. 265 and John Davis Survey No. 13, Abstract 231, generally located south of East Pflugerville Parkway, east of SH 130, and west of Weiss Lane, from Agriculture/Development Reserve (A) district to Urban Center Level: 5 (CL5); to be known as the East Pflugerville Parkway Commercial Center Rezoning (2022-5-REZ).
- 7B [ORD-0690](#) To receive public comment and consider an application to amend the Hill Country Bible Church PUD as approved by Ordinance No. 1478-21-02-03 to add an approved use within the non-residential districts to allow the use, veterinary clinic for an approximately 48.126 acre tract of land located at the southeast corner of the E. Pflugerville Parkway and Wilke Ridge Lane intersection along the south side of E. Pflugerville Parkway, to be known as the Hill Country Bible Church PUD amendment (2022-4-PUD).
- 7C [ORD-0697](#) To receive public comment and consider recommendation regarding a rezoning application for an approximate 120.3 acre tract of land situated in the William Caldwell Survey No. 66, Abstract 162, City of Pflugerville, Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Mixed Use (SF-MU), Neighborhood Services (NS), Public Facilities (PF), and Single-Family Residential (SF-R), generally located along Cameron Road, east of SH 130, and west of 1849 Park, to be known as the Murchison Tract rezoning (2022-6-REZ).

- 7D [ORD-0694](#) To receive public comment and consider an application for a Specific Use Permit for proposed use of Multi-Family within the Urban Center: Level 4 (CL-4) Zoning District for an approximate 20-acres of land, located at 17314 Weiss Lane to be known as the Weiss Lane Mixed Use Specific Use Permit (2022-6-SUP).

8 **Adjourn**
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.

, 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 February 3, 2023 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.

