



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, December 6, 2021

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 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** [2021-1165](#) Approving a Preliminary Plan for Tacara at Weiss Ranch Preliminary Plan; a 14.636-acre tract of land out of the E. Kirkland Survey No. 7, Abstract No. 458; in Pflugerville, Texas. (PP2102-01)

Attachments: [Tacara at Weiss Ranch Preliminary Plan Staff Report](#)
[Tacara at Weiss Ranch Preliminary Plan](#)

- 3B** [2021-1166](#) Approving a Final Plat for Tacara at Weiss Ranch Final Plat; a 14.635-acre tract of land out of the E. Kirkland Survey No. 7, Abstract No. 458; in Pflugerville, Texas. (FP2104-01)

Attachments: [Tacara at Weiss Ranch Final Plat Staff Report-Final](#)
[Tacara at Weiss Ranch Final Plat](#)

- 3C** [2021-1184](#) Approving a Final Plat for Grove at Blackhawk Section 1; a 26.140-acre tract of land out of the James P. Kempe Survey No. 12 Abstract No. 464; Travis County, Texas. (FP2003-02)
Attachments: [Grove at Blackhawk Section 1 Final Plat Staff Report](#)
[Grove at Blackhawk Sec 1 Final Plat](#)
- 3D** [2021-1243](#) Approving a Preliminary Plan for Longhorn; a 68.756-acre tract of land out of the P. Conrad Survey, Abstract No. 200, J. Van Winkle Survey, Abstract No. 787, and the W. Barker Survey, Abstract No. 107; Travis County, Texas. (PP2109-01)
Attachments: [Location Map](#)
[Longhorn Preliminary Plan Staff Report](#)
[Longhorn Preliminary Plan](#)
- 3E** [2021-1265](#) Approving a Final Plat for Lisso Tract Phase 2, a 38.138-acre tract of land out of the Alexander Walters Survey NO. 67, Pflugerville, Texas. (FP2008-01)
Attachments: [Lisso Phase 2 Final Plat Staff Report](#)
[Lisso Phase 2 Final Plat](#)
- 3F** [2021-1305](#) Approve the Planning and Zoning Commission Minutes for November 1, 2021 regular meeting.
Attachments: [November 1, 2021 Meeting Minutes](#)

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 five (5) minutes and will be asked to state his or her name and address for the public record.

- 5A** [2021-1244](#) To receive public comment and consider an application to Replat Cornerstone at Kelly Lane Phase 2 Lot 1 Block A out of the John Davis Survey No.13, Abstract No. 231 in Pflugerville, TX in order to create four lots consisting of 7.1955 total acres, to be known as the Replat of Cornerstone at Kelly Lane Phase 2 Lot 1 Block A (FP2109-01).
Attachments: [Cornerstone at Kelly Lane Lot 1 Block Replat Staff Report](#)
[Replat Cornerstone at Kelly Lane Phase 2 Lot 1 Block A Plat](#)

- 5B** [2021-1275](#) To receive public comment and consider an application to Replat Ballantyne Retail Lot 1 Block A out of the L.C. Cunningham Survey Abstract No. 163 in Pflugerville, TX in order to create four lots consisting of 8.496 total acres, to be known as the Replat Ballantyne Retail Lot 1 Block A. Block A (FP2106-02).
Attachments: [Ballantyne Retail Lot 1 Block A Replat Staff Report](#)
[Ballantyne Retail Lot 1 Block A Replat](#)
- 5C** [ORD-0611](#) To receive public comment and consider an application to rezone an approximate 5.011-acre tract of land locally addressed 2118 Rowe Loop from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU); to be known as 2118 Rowe Loop Rezoning (REZ2107-01)
Attachments: [2118 Rowe Loop Locator Map](#)
[2118 Rowe Loop Rezoning Staff Report](#)
[SF-MU Development Regulations](#)
- 5D** [ORD-0612](#) To receive public comment and consider an application to rezone an approximate 5.05 acre-tract of land locally addressed 1741 Rowe Loop, from Agriculture/Development Reserve (A) district to Single-Family Mixed-Use (SF-MU) district; to be known as the 1741 Rowe Lp Rezoning (REZ2101-02)
Attachments: [1741 Rowe Loop Locator Map](#)
[1741 Rowe Loop Rezoning Staff Report](#)
[SF-MU Development Regulations](#)
- 5E** [ORD-0623](#) To receive public comment and consider an application to rezone an approximately 17.466 acre tract of land situated in the Edward Flint Survey No. 11, Travis County, Texas from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10); to be known as Weiss/Kelly Rezoning (REZ2111-01).
Attachments: [Location Map](#)
[Weiss/Kelly Rezoning Staff Report](#)
[MF-10 Development Standards](#)
- 5F** [ORD-0624](#) To receive public comment and consider an application to rezone an approximately 104.42 acre tract of land situated in the William Caldwell League and Labor Survey No. 66, Travis County, Texas from Urban (Level 4:CL4) and Urban Center (Level 5:CL5) to Campus Industrial (CI); to be known as E. Pecan Street and Cameron Road Rezoning (REZ2110-01).
Attachments: [Location Map](#)
[E. Pecan Street and Cameron Road Rezoning Staff Report](#)
[Campus Industrial Development Regulations](#)

- 5G** [ORD-0627](#) To receive public comment and consider an application to amend the Lakeside Meadows Planned Unit Development (PUD) district approved in Ordinance No. 1427-20-01-28, by adjusting the boundary by adding and rezoning approximately 1.4 acres from Urban (Level 4: CL4) district to Planned Unit Development (PUD) district, removing and rezoning approximately 2.6 acres from Planned Unit Development (PUD) to Urban (Level 4: CL4) district, and amending the development regulations for the approximately 416 acres of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162, the E. Kirkland Survey, Abstract No. 458, and the J.P. Sherwood Survey, all in Travis County, Texas, to continue to be known as the Lakeside Meadows Planned Unit Development (PUD) district (REZ2106-03).

Attachments: [Location Map](#)

[Lakeside Meadows Staff Report](#)

[Lakeside Meadows Proposed Amendments](#)

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 December 3, 2021 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 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.