



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, June 2, 2025

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 three (3) 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** [2025-0448](#) Approving a Preliminary Plan for Pflugerville DTE West Subdivision; approximately 12.63 acres of land, Lots 1 & 2 of Amended Final Plat of Romans 8:28, Travis County, Texas. Generally located northeast of the North Railroad Ave and East Pecan Street intersection. To be known as Pflugerville DTE West Subdivision Preliminary Plan. (PP2025-000036).
- 3B** [2025-0456](#) Approving a Preliminary Plan for Olson Farms Subdivision Preliminary Plan; approximately 356.62 acres of land, Tract 1 209.448 acres of land, more or less, situated in the John W. Hann Survey No. 26 and the Thomas Sharp Survey No. 41, Travis County, Texas and being that same 26.729 acre tract and 183.169 acre tract described in document No. 2002179762 and Tract 2: 1.972 acres of land, more or less, situated in the John W. Hann Survey NO. 236, Travis County, Texas. Generally located northeast Brita Olson Road and Axell Lane intersection. To be known as Olson Farms Subdivision Preliminary Plan. (PP2024-000407).

- 3C [2025-0459](#) Approve the Planning & Zoning Commission Minutes for February 3, 2025 regular meeting.
- 3D [2025-0460](#) Approve the Planning & Zoning Commission Minutes for March 3, 2025 regular meeting.
- 3E [2025-0464](#) Approve the Planning & Zoning Commission Minutes for May 13, 2025 Joint Worksession 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).

- 4A [2025-0461](#) Discuss and consider action regarding the Old Town Park Master Plan.
- 4B [2025-0462](#) Discuss and Consider an application to amend the NorthPointe Planned Unit Development (PUD) as approved by Ordinance No. 1203-15-02-24 to adjust the Greenway (GW) on the east side of the development for an approximately 120 acres out of the John Davis Survey No. 13, Abstract No. 231, Travis County, Texas, generally located east and west of State Highway 130 Toll, north of E. Pflugerville Parkway, and south of Kelly Lane to continue to be known as the NorthPointe Planned Unit Development (PUD) district Minor Amendment (PUD2025-00121)
- 4C [2025-0295](#) Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2025.

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-0835](#) To receive public comment and consider an application for a Specific Use Permit for a proposed use of Office/Warehouse within the Urban (Level 4: CL4) zoning district for a property locally addressed as 19241 Wilke Lane, to be known as the Workhub Pflugerville Specific Use Permit 2025 (SP2025-00114).

- 5B** [ORD-0833](#) To receive public comment and consider an application to rezone approximately 50.455 acres from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) District, 9.287 acres from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) District, 3.566 acres from Agriculture/Development Reserve (A) to General Business 1 (GB1) District, and 12.28 acres from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) District; all out of portions of the Andrew Austin Survey No. 19, Abstract No. 38 and G.B. Simpleman & J.V. Bergen Survey No. 285, Abstract No. 2370 in Travis County, Texas to be known as the Cameron Valley Rezoning (REZ2025-00177).
- 5C** [2025-0449](#) Conduct a public hearing and approve an application to Replat approximately 11.5596-acres of land, a subdivision of Lots 1 & 2, Amended Final Plat of Romans 8:28 City of Pflugerville, Travis County, Texas, generally located at northeast of the North Railroad Ave and East Pecan Street intersection; to be known as the Pflugerville DTE West Subdivision Final Plat (FP2025-000094)

6 Adjourn
Jonathan Coffman, 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.

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 May 30, 2025 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Trista Evans, City Secretary

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