



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, April 3, 2023

7:00 PM

1611 Pfennig Lane

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#### 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 [2023-0297](#) Approving a Final Plat for Camp Doublecreek, an approximately 19.8297-acre tract of land situated in the Edward Flint Survey, Abstract No. 277, Pflugerville, Texas, generally located on the southwest side of Kelly Lane, east of Falcon Pointe residential subdivision (2022-29-FP).
  
- 3B [2023-0298](#) Approving a Final Plat for Pecan District Subdivision Section 2, an approximately 14.846 -acre tract of situated in the Thomas J. Chambers Survey, A-7, Pflugerville, Texas, generally located southeast of the Windermere Dr. and Pecan St. (FM 1825) intersection, along the south side of Pecan St, to be known as Pecan District Subdivision Section 2 Final Plat (FP2012-01).
  
- 3C [2023-0264](#) Approving a Preliminary Plan for the Northpointe East Tract; a 38.13 tract of land, situated in the John Davis Survey, Section 13, Abstract No. 231; in Pflugerville, Texas (2022-1-PP).

- 3D [2023-0304](#) Approving the Planning and Zoning Commission Minutes for March 6, 2023 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 five (5) minutes and will be asked to state his or her name and address for the public record.

- 5A [ORD-0704](#) To receive public comment and consider an application to rezone an approximately 11.858 acres from the Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district, with a base zoning designation of Urban (Level 4: CL4) to allow for multi-family and townhome uses 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 (2022-5-PUD).
- 5B [ORD-0706](#) To receive public comment and consider an application to rezone 6 lots at the corners of Steeds Crossing and SH 130, consisting of an approximately 8.279-acres generally located both north and south of Steeds Crossing as it intersects with SH 130 and FM 685, from Agriculture/Development Reserve (A) to Suburban (Level 3:CL3) and Urban (Level 4:CL4); to be known as the Steeds Crossing Mixed-Use Rezoning (2023-1-REZ).
- 5C [ORD-0703](#) To receive public comment and consider a rezoning application to amend the development regulations of the Pflugerville Farms Planned Unit Development (PUD), an approximate 40-acre tract of land located north of E. Pflugerville Parkway, west of Pflugger Farm Lane, and south of Town Center Drive, to be known as the Pflugerville Farms PUD amendment (2022-6-PUD).
- 5D [ORD-0705](#) To receive public comments and consider an application for a Specific Use Permit for the proposed use of Body Art Studio within the General Business 1 (GB1) Zoning District for an approximate .03 acres of land, located within Unit 110 of 2512 West Pecan Street, to be known as the Vice and Virtue Specific Use Permit (2023-2-SUP).

#### 6 Discuss Only

- 6A [2023-0303](#) Discuss the 5-year Capital Improvement Plan for Fiscal Year 2024-2029.

7 **Adjourn**  
**Oscar Mitchell, 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.**

**Oscar Mitchell, 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 31, 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](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.**