



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, March 3, 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 [2025-0216](#) Approving a Final Plat for B9 Pecan Subdivision, an approximately 104.4295 acres out of the William Caldwell Survey No. 6, Abstract No. 162 Travis County, Texas, generally located south of the East Pecan Street and Weiss Lane intersection, to be known as B9 Pecan Subdivision Final Plat (FP2024-000169).

3B [2025-0217](#) Approving a Preliminary Plan for Chisholm Station Preliminary Plan; approximately 89 acres of land out of the out of the Peter Conrad Survey 71, Abstract Number 200, Travis County, Texas. Generally located northwest of the State Highway 45 and State Highway 130 intersection. To be known as Chisholm Station Preliminary Plan. (PP2023-000149).

3C [2025-0219](#) Approving a Final Plat for Lifestyle Communities Pflugerville Phase 2, a 17.9108-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP2023-000082).

- 3D [2025-0225](#) Approving a final plat for Carmel East Phase 1; an approximate 87.185 acres of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (FP2023-000228).
- 3E [2025-0226](#) Approving a final plat for Carmel East Phase 2; an approximate 46.815 acres of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (FP2024-000034).
- 3F [2025-0227](#) Approve the Planning & Zoning Commission Minutes for April 1, 2024 regular meeting.

4 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.

- 4A [ORD-0816](#) Conduct a public hearing and consider an application to zone an approximate 0.5897-acre tract of land to General Business 1 (GB1) district and an approximate 0.8549-acre tract of land to Retail (R) district, both located generally southeast of the Schultz Lane and A.W. Grimes Blvd intersection; to all be known as Schultz Lane Zoning (REZ2024-00141).

5 Discuss and Consider

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Committee requires discussion on an item(s).

- 5A [2025-0004](#) Discuss and consider action regarding an application for a subdivision waiver from Section 15.16.3 C, Subdivision Design Standards, to relieve the requirement for all streets that are stubbed out into the subject subdivision boundary to be extended into the subdivision and 15.16.6.C, Subdivision Design Standards, to relive the requirement to have a minimum 15-ft wide pass-through lot at mid-block or approximate to the mid-point on any block that is 1,000 feet or greater in length, generally located north of State Highway and East of North Heatherwilde Boulevard, located south of the Greenridge and Penley Park Subdivision, to be known as the Deck and Wilke subdivision waiver (FP2024-000318).

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 February 28, 2025 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Trista Evans, City Secretary

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