



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

---

Monday, May 2, 2022

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 Presentation**

- 3A [2022-0466](#) Presentation regarding the site development plan process outlined within the City's Unified Development Code.

**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, those items pulled from consent agenda will be addressed under item 7.

- 4A [2022-0431](#) Approving a Final Plat for Black Locust Townhomes, a 12.588-acre tract of land out of the Elnathan Bebee Survey, Abstract No. 53, Pflugerville, Texas. (FP2112-02)

Attachments: [Staff Report](#)

[Black Locust Townhomes Final Plat](#)

- 4B [2022-0439](#) Approving a Final Plat for Lisso Phase 4, a 14.431-acre tract of land out of the Alexander Walters Survey No. 67, Travis County, City of Pflugerville, Texas to be known as Lisso Phase 4 Final Plat (FP2112-01).

**Attachments:** [Staff Report](#)

[Proposed Lisso Ph. 4 Final Plat](#)

- 4C [2022-0433](#) Approving a Final Plat for Lisso Phase 3, a 38.117 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, City of Pflugerville, Texas to be known as Lisso Phase 3 Final Plat (FP2106-03).

**Attachments:** [Staff Report](#)

[Proposed Lisso Ph. 3 Final Plat](#)

- 4D [2022-0440](#) Approving a Final Plat for the Enclave at Cele Section 2, a 16.917 acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38, Travis County, City of Pflugerville, Texas to be known as the Enclave at Cele Section 2 Final Plat (2022-10-FP).

**Attachments:** [Staff Report](#)

[Proposed Final Plat for Enclave at Cele Ph. 2](#)

- 4E [2022-0441](#) Approving a Final Plat for the Enclave at Cele Section 1, a 24.392-acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38, and the Juan Zambrano Survey No. 38, Abstract No. 845, in Travis County, City of Pflugerville, Texas to be known as the Enclave at Cele Section 1 Final Plat (2022-9-FP).

**Attachments:** [Staff Report](#)

[Proposed Enclave at Cele Ph. 1 Final Plat](#)

- 4F [2022-0464](#) Approve the Planning and Zoning Commission Minutes for April 4, 2022 Work Session meeting.

**Attachments:** [Work Session Minutes 4.4.22](#)

- 4G [2022-0465](#) Approve the Planning and Zoning Commission Minutes for April 4, 2022 meeting.

**Attachments:** [Minutes Final 4.4.22](#)

## 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-0654](#) Receive public comment and consider recommendation regarding a rezoning application for an approximate 13.05-acre tract of land locally addressed 2004 and 2016 Rowe Loop, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), generally located north of Rowe Lane, east of SH 130 Toll, south of Steeds Crossing, and west of Huckabee Bend, situated in the Jacob Casner Survey, Abstract No. 2753, Travis County, City of Pflugerville, Texas to be known as the 2004 and 2016 Rowe Loop Rezoning (2022-2-REZ).

- Attachments:*** [Location Map](#)  
[Staff Report](#)  
[SF-R Development Standards](#)  
[Support Letters](#)

**6 Discuss Only**

- 6A** [2022-0458](#) Discuss the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2022.

**7 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).

**8 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 April 29, 2022 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, Americans with Disabilities Act (ADA) Coordinator 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.**