



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, March 2, 2015

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

#### 2 Citizens Communication

The Planning and Commission welcomes comment on items relevant to the Planning and Zoning Commission 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.

- A [2015-3671](#) Approving a Preliminary Plat for Walden Square, 3 tracts of land totaled at 14.18 acres out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas. (PP1410-01)  
Attachments: [Walden Square Staff Report](#)  
[Walden Square Preliminary Plan](#)
- B [2015-3710](#) Approving the Planning and Zoning Commission Minutes for the February 2, 2015 regular meeting.  
Attachments: [P & Z Minutes 02022015](#)
- C [2015-3723](#) Approve an architectural waiver to the residential design requirements for The Village at Wuthrich Hill project. (ARB1410-01)

**Attachments:** [Villages at Wuthrich Hill Staff Report](#)[Applicant Waiver Request](#)[Cottage Material Percentages](#)[Cottage Material Percentages](#)[Townhome Material Percentages](#)[Exterior Options](#)[Site Product Mix](#)[The Village at Wuthrich Hill Proposed Site Plan](#)

- D**    [2015-3726](#)    Approving a Final Plat for the Park at Blackhawk IV Phase 6A; a 15.38-acre tract of land out of the V. W. Swearengen Survey No. 32 in Travis County, TX (FP1412-04)  
**Attachments:** [Park at Blackhawk IV, Ph. 6A final plat staff report](#)  
[Park at Blackhawk IV, Ph. 6A final plat](#)
- E**    [2015-3728](#)    Approving a Preliminary Plan for the Shops at 685; a 64.88-acre tract of land out of the T.G. Stuart Survey No. 689 in Pflugerville, TX. (PP1409-01)  
**Attachments:** [Shops at 685 staff report](#)  
[Shops at 685 preliminary plan](#)
- F**    [2015-3729](#)    Approving a Final Plat for the Commons at Rowe Lane, Ph. VII; a 21.508-acre tract of land out of the John Kelsey Survey, Abstract No. 2753 in Travis County, TX. (FP1410-07)  
**Attachments:** [Commons at Rowe Lane Ph. VII final plat staff report](#)  
[Commons at Rowe Lane Ph. VII final plat](#)
- G**    [2015-3731](#)    Approving a Final Plat for Avalon Phase 6B; a 10.375-acre tract of land out of the Phillip Golden Survey No. 17, Abstract No. 328 and Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1501-01)  
**Attachments:** [Avalon Phase 6B Final Plat Staff Report](#)  
[Avalon Phase 6B Final Plat](#)
- H**    [2015-3732](#)    Approving a Final Plat for Avalon Phase 15B; a 13.95-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1501-02)  
**Attachments:** [Avalon Phase 15B Final Plat Staff Report](#)  
[Avalon Phase 15B Final Plat](#)

#### **4        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.

- A     [ORD-0235](#)     To receive public comment and consider a Specific Use Permit application for a proposed Light Industrial Use on Lot 3A and Lot 3B, of the Replat of Lot 3 of the Renewable Energy Park Subdivision, located in Pflugerville, TX, to be known as the Cortec Precision Sheet Metal Specific Use Permit (SD1502-01).

**Attachments:**   [Cortec Precision Sheet Metal SUP Staff Report](#)  
[Cortec Precision Sheet Metal SUP Ordinance](#)  
[Letter From Applicant](#)

## 5            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.

## 6            Future Agenda Items

**7 Adjourn**  
**Rodney Blackburn, Chairman, 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.**

**Rodney Blackburn, Chairman**

**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 27, 2015 at 5:00 p.m. pursuant to Section 551.041, Government Code.**

**Karen Thompson, 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 call Karen Thompson, City Secretary, at 990-6101 for information. Hearing-impaired or speech-disabled persons equipped with telecommunication devices for the deaf may call 272-9116 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.**