



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, September 18, 2017

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 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.

#### 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 [2017-6115](#) Approve the Planning and Zoning Commission Minutes for August 7, 2017 Regular Meeting  
*Attachments:* [P&Z minutes 08072017](#)
- 3B [2017-6160](#) Approving a Final Plat for The Commons at Rowe Lane Ph. IV-B; a 12.680-acre tract of land out of the John Kelsey Survey, Abstract No. 2753, in Travis County, Texas. (FP1508-03)  
*Attachments:* [Commons at Rowe Lane Phase IV-B Final Plat Staff Report](#)  
[Commons at Rowe Lane Phase IV-B Final Plat](#)
- 3C [2017-6161](#) Approving a Final Plat for The Commons at Rowe Lane Ph. V-B; a 20.595-acre tract of land out of the John Kelsey Survey, Abstract No. 2753 and the Jacob Casner Survey, Abstract No. 918 in both Travis and Williamson County, Texas. (FP1508-03)

**Attachments:** [Commons at Rowe Lane Phase V-B Final Plat Staff Report](#)  
[Commons at Rowe Lane Phase V-B 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.

- 4A [ORD-0369](#) To receive public comment and consider a Specific Use Permit application for a proposed Multi-Family land use on a 17.43 acre tract of land situated in the T.G. Stewart Survey No. 6, Abstract 689 in Pflugerville, Travis County, TX, generally located north of Pflugerville Pkwy and west of Pfluger Farm Lane, to be known as the Stone Hill Luxury Apartments Specific Use Permit. (SUP1706-01)

**Attachments:** [Stone Hill Luxury Apartments Staff Report](#)  
[Specific Use Permit Site Plan "Exhibit A"](#)

- 4B [ORD-0367](#) To receive public comment and consider an application to rezone three separate (3) parcels within a proposed 7.31-acre subdivision located generally southwest of the North Heatherwilde Boulevard and Kingston Lacy Boulevard intersection. Parcel one (1) consists of 5.46 acres proposed to be rezoned from General Business 1 (GB1) to General Business 2 (GB2) district, parcel two (2) consists of 1.0 acre proposed to be rezoned from Agriculture/Conservation (A) to General Business 2 (GB2) district, and parcel three (3) consists of 0.45 acres proposed to be rezoned from Agriculture/Conservation (A) to General Business 1 (GB1) district; all to be known as Kuempel Commercial Rezoning. (REZ1708-01)

**Attachments:** [Kuempel Commercial Rezoning Staff Report](#)  
[Kuempel Commercial Rezoning Letter of Request](#)

## 5 Discuss and Consider

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

- 5A [2017-6163](#) Discuss and consider an application for an Architectural Waiver to consider multiple waivers to accommodate contemporary architecture for a multi-family project located within the Pecan District Phase 1 development. (ARB1708-01)

**Attachments:** [Pecan District Phase 1 ARB Staff Report](#)  
[Proposed Building Elevation Sheets](#)  
[Applicant Letter](#)

- 5B [2017-6152](#) Discuss and consider an application for an Architectural Waiver to allow for an additional increase in the amount of permitted accent materials with the

use of Exterior Insulation Finishing Systems (E.I.F.S.) up to 44% and to permit E.I.F.S. within the first nine (9) above finished grade for the Pflugerville Hospital. (ARB1709-01)

**Attachments:** [Pflugerville Hospital Architectural Waiver Staff Report](#)

[Exterior Building Elevations](#)

[Letter from Applicant](#)

[Comparative Analysis Report](#)

**6 Discuss Only**

- 6A** [2017-6048](#) Discuss zoning and land use of property within the State Highway 130 and State Highway 45 Corridors.

**Attachments:** [CORRIDOR DISTRICTS](#)

**7 Future Agenda Item**

**The next regular scheduled P and Z meeting is October 2, 2017.**

**Adjourn****Tammie H. Williamson, 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.

**Tammie H. Williamson, 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 September 15, 2017 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.