



City of Pflugerville

Meeting Agenda - Final Planning and Zoning Commission

Monday, July 1, 2013

7:00 PM

100 East Main Street, Suite 500

Regular Meeting

1 Call to Order

2 Citizens Communication

The Planning and 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 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-0161](#) To receive public comment and consider an application to rezone two separate tracts out of the J. Casner Survey No. 9, Abstract No. 2753 consisting of approximately 5 acres locally addressed 20607 FM 685 from Corridor Urban Level 4 (CL4) to General Business 2 (GB2) and 5.01 acres locally addressed 20511 FM 685 from Agriculture/Conservation (A) to General Business 2 (GB2); to be known as U-Haul Addition Rezoning. (REZ1305-03)

Attachments: [Staff Report](#)
[Draft Ordinance](#)

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, it will be moved to the Regular Agenda for further consideration.

- A [2013-2044](#) Approve the Planning and Zoning Commission minutes for the June 3,

2013 regular meeting.

Attachments: [P & Z Regular Minutes 06032013.pdf](#)

- B** [2013-2045](#) Approve the Planning and Zoning Commission Worksession minutes for the June 3, 2013 meeting.

Attachments: [P & Z Worksession Minutes 06032013.pdf](#)

- C** [2013-2048](#) Approving a request to reduce the 50-acre requirement for an Alternative Land Use Regulation (ALUR) for the proposed Heatherwilde Townhomes ALUR.

Attachments: [Memo](#)

[Heatherwilde Townhome ALUR Waiver Request](#)

- D** [2013-2051](#) Approving a Final Plat for Spring Trails Phase 6; a 6.551-acre tract of land out of the John Van Winkle Survey No. 70, Abstract 787, in Pflugerville, Texas. (FP1303-03)

Attachments: [Staff Report](#)

[Spring Trails Phase 6 Final Plat](#)

- E** [2013-2076](#) Approving a Subdivision Variance to allow posting partial fiscal security for Falcon Pointe Sections 14 (Phase 1), Section 16 and the South Tract Major Facilities final plats.

Attachments: [Memo](#)

[Falcon Pointe Section 14 \(Phase 1\)](#)

[Falcon Pointe Section 16](#)

[Falcon Pointe South Tract Major Facilities](#)

- F** [2013-2077](#) Approving a Preliminary Plan for The Commons at Rowe Lane Phase VII & VIII; a 42.855-acre tract of land out of the John Kelsey Survey No. 18, Abstract No. 2716, Abstract No. 2753 and the N.D. Walling Survey No. 19, Abstract No. 2722, in Travis County, Texas. (PP1207-01)

Attachments: [Staff Report](#)

[Commons at Rowe Lane Ph. VII & VIII Preliminary Plan](#)

6 Discuss Only

- A** [2013-2073](#) Discuss fiscal impact of two petitions for annexation by Sorento Holdings, LLC for Tracts One and Two, generally located along the east side of Weiss Lane, between Hidden Lake Crossing and Jesse Bohls Road.

Attachments: [Tract 1 Vicinity Map](#)

[Tract 1 Ordinance FINAL](#)

[Sorento Rendering Package Jan 22, 2013 north entry a](#)

[Tract 2 Vicinity Map](#)

[Tract 2 Petition, Legal Description and Survey](#)

7 Future Agenda Items**8 Adjourn**

Thomas Anker, 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.

Thomas Anker, 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 June 28, 2013 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Karen Thompson, City Secretary

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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.