



City of Pflugerville

Meeting Agenda

Planning and Zoning Commission

Monday, October 7, 2019

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 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** [2019-7784](#) Approving a Final Plat for The Rowe East, a 10.055 acre tract of land out of the Jacob Casner Survey No. 9, Abstract No. 2753 in Travis County, Texas (FP1904-01).
Attachments: [The Rowe East Final Plat](#)
[The Rowe East Staff Report](#)
- 3B** [2019-7785](#) Approving a Final Plat for The Rowe West, a 5.058 acre tract of land out of the Jacob Casner Survey No. 9, Abstract No. 2753 in Travis County, Texas (FP1904-02).
Attachments: [The Rowe West Final Plat](#)
[The Rowe West Staff Report](#)
- 3C** [2019-7876](#) Statutorily denying a Preliminary Plan for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (PP1907-01)

Attachments: [Townhomes of Old Town East Preliminary Plan Staff Report](#)
[Townhomes of Old Town East Comments](#)

- 3D** [2019-7894](#) Approve the Planning and Zoning Commission Minutes for September 16, 2019 regular meeting.

Attachments: [September 16 Regular Meeting Minutes](#)

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-0482](#) To receive public comment and consider an application to rezone approximately 120 acres consisting of an 81.15-acre tract located generally northwest of the SH 130 and E. Pflugerville Pkwy intersection and a 38.14-acre tract located generally northeast of the N. SH 130 North Bound Service Road and Falcon Village Ln intersection, from Urban Level 4 (CL4) district to Planned Unit Development (PUD), to be known as the NorthPointe PUD. (REZ1806-01)

Attachments: [General Location Map](#)
[NorthPointe PUD Rezoning Staff Report](#)
[NorthPointe PUD Development Standards](#)

- 4B** [ORD-0485](#) To receive public comment and consider an application to rezone an approximate 0.3 acre lot locally addressed as 204 N 1st St., from Single Family Residential (SF-S) to Office (O) district; to be known as Juarez Commercial Building Rezoning. (REZ1908-02)

Attachments: [Juarez Commercial Building Staff Report](#)
[Juarez Commercial Building Exhibit Map](#)

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(s).

6 Adjourn
Pat Epstein, 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.

Pat Epstein, 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 October 4, 2019 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 contact Aileen Dryden, Americans with Disabilities Act (ADA) Coordinator, at aileend@pflugervilletx.gov or 512-990-6400 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.