



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

---

Monday, June 1, 2015

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.

- A**    [2015-3925](#)    Approving the Penley Park Revised Preliminary Plan; a 48.83-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1504-01)

Attachments: [Penley Park Revised Preliminary Staff Report](#)

[Penley Park Revised Preliminary Plan](#)

- B**    [2015-3926](#)    Approving a Final Plat for the Lakeside at Blackhawk III, Phase 1; a 30.18-acre tract of land out of the V. W. Swearengen Survey No. 32 in Travis County, TX. (FP1504-10)

Attachments: [Lakeside at Blackhawk III, Ph. 1 Final Plat Staff Report](#)

[Lakeside at Blackhawk III, Ph. 1 Final Plat](#)

- C**    [2015-3940](#)    Approving the Planning and Zoning Commission Minutes for the May 4, 2015 regular meeting.

Attachments: [P & Z Minutes 05042015](#)

- D**     [RES-0244](#)     Approving an update to the Development Services Handbook, also referred to as the Unified Development Code Supplemental Schedule, incorporating all development review schedules, fees and structure of the development process.

**Attachments:**   [UDC SUPPLEMENTAL SCHEDULE](#)

[Appendix A: Planning & Engineering Development Applications](#)

[Appendix B: Building Department Development Applications](#)

#### **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**     [2015-3924](#)     To receive public comment and consider an application for a Replat of Lot 2, Replat of Lot 1A Amended Plat of Lots 1,2,3 and 6, Block A, Pfluger Crossing South, Phase 1, a 9.134-acre tract of land out of the Thomas Stuart Survey No. 6, Abstract No. 669 and the John Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (FP1504-07)

**Attachments:**   [Pfluger Crossing South Replat Staff Report](#)

[Pfluger Crossing South Replat](#)

- B**     [2015-3941](#)     Approving a Replat of the H.E.B./Pflugerville Subdivision No. 2; a 22.474-acre tract of land out of the Sefrin Eiselin Survey No. 1, in Pflugerville, Travis County Texas. (FP1412-05)

**Attachments:**   [H.E.B. Replat Staff Report](#)

[H.E.B. Replat](#)

- C**     [ORD-0255](#)     To receive public comment and consider an application to rezone two separate tracts consisting of approximately 38.465 acres out of the John Van Winkle Survey No. 14, and approximately 6.279 acres out of the Alexander Walters Survey No. 67, Abstract 791, from General Business 1 (GB1) and Agriculture/Conservation (A) Districts to Planned Unit Development (PUD); to be known as The Commons at Heatherwilde and Pecan Planned Unit Development. (REZ1503-03)

**Attachments:**   [Commons at Heatherwilde & Pecan PUD Rezoning Staff Report](#)

[Commons at Heatherwilde & Pecan PUD Development Standards](#)

[Commons at Heatherwilde & Pecan PUD Draft Ordinance](#)

#### **5           Discuss Only**

**The P & Z Commission serves as the CDBG Advisory Committee and will discuss this item during the regular P & Z meeting.**

- A**     [2015-3913](#)     Discussion regarding Community Development Block Grant (CDBG) program Action Plan for Program Year 2015.

**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 May 29, 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.