



City of Pflugerville

Meeting Agenda - Final Planning and Zoning Commission

Monday, September 16, 2013

7:00 PM

100 East Main Street, 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 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-0171](#) To receive public comment and consider an application to rezone an approximate 1-acre tract of land out of the Alexander Walters Survey in Pflugerville, TX, located generally southwest of the E. Pfluger St. terminus from Retail (R) to Single Family Suburban (SF-S); to be known as the Lisso Tract at E. Pfluger St. Rezoning. (REZ1307-02)

Attachments: [Staff Report](#)

[Ordinance](#)

- B** [ORD-0178](#) To receive public comment and consider an application to rezone Lots 1 - 4 of the P&P Subdivision consisting of approximately 6.7 acres, locally addressed as 445 FM 685 from General Business 1 (GB1) to General Business 2 (GB2); to be known as AAA Storage Rezoning. (REZ1308-01)

Attachments: [Staff Report.pdf](#)

[AAA Rezone Ordinance.doc](#)

- C** [ORD-0177](#) Conduct a public hearing and consider recommending approval of an ordinance with a caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 974-07-04-10 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIAL DISTRICT FOR AN OUTDOOR COMMERCIAL AMUSEMENT USE FOR APPROXIMATELY 25 ACRES OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 23, PFLUGERVILLE, TEXAS, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF FM 685 AND TOWN CENTER DRIVE, TO BE KNOWN AS THE HAWAIIAN FALLS WATER PARK SPECIAL DISTRICT (SD1308-01), AND PROVIDING AN EFFECTIVE DATE.

Attachments: [Staff Report - Hawaiian Falls Special District](#)

[Ordinance - Hawaiian Falls Special District](#)

4 Consent Agenda

- A** [2013-2240](#) Approving a Subdivision Variance to allow posting partial fiscal security for Falcon Pointe Section 13-A final plat.

Attachments: [Staff Memo](#)

[Applicant Request](#)

- B** [2013-2243](#) Approving a Preliminary Plan for Concordia High School; a 42.709-acre tract of land out of the L.C. Cunningham Survey No. 68, Abstract No. 163, in Pflugerville, Texas. (PP1303-01)

Attachments: [Staff Report](#)

[Concordia High School Preliminary Plan](#)

- C** [2013-2285](#) Approving the Falcon Pointe - Section 16 Final Plat; 19.764-acres of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County Texas.

Attachments: [Staff Report](#)

[Final Plat](#)

- D** [2013-2286](#) Approving the Falcon Pointe - South Tract Major Facilities Final Plat; a 15.323-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County Texas.

Attachments: [Staff Report](#)

[Final Plat](#)

5 Future Agenda Items

6 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 September 13, 2013 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.