



# City of Pflugerville

## Meeting Agenda - Final Planning and Zoning Commission

---

Monday, December 6, 2010

7:00 PM

100 E Main St., Suite 500

---

Naji Norder – Chairman      Thomas Anker – Vice-Chair  
Sam Storms – Member      Lisa Ely - Member  
Rodney Blackburn – Member      Kathy Taylor - Member  
Kirk Lowe – Member

### 1 Call to Order

### 2 Citizens Communication

The Commission welcomes comment on planning and zoning items 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 three (3) 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 Planning and Zoning items. Each person providing public comment will be limited to three (3) minutes and will be asked to state his or her name and address for the public record.

[2010-0350](#)      Hold a public hearing and consider an application by the City of Pflugerville to apply zoning to the Greenridge Subdivision associated with the 2010 3-year annexation plan as follows: the Single-Family Suburban (SF-S) zoning district is proposed for all lots within Greenridge Subdivision Phases 1-6, less and except that the Agriculture/Conservation (A) zoning district is proposed for drainage and water facility lots identified as: Lot 90 Block B, Phase 1; Lot 47 Block I, Phase 4; and Lots 27A and 27B Block L, Phase 6 Correction Plat; for a total of approximately 159 acres within Pflugerville, TX to be known as the 2010 Greenridge Annexation Zoning. The property is generally located along Cheyenne Valley Dr., between N. Heatherwilde Blvd., and Gattis School Rd. (REZ1011-01).

### 4 Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Planning and Zoning 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.

[2010-0346](#) Approve the minutes for the November 1, 2010 P & Z Commission regular Minutes.

[2010-0347](#) Approve the minutes for the November 1, 2010 P & Z Commission supplemental minutes.

[2010-0352](#) Consider a Final Plat for The Commons at Rowe Lane Ph. III-A; a 13.77-acre Tract of land out of the Jacob Casner Survey A-2753, in Travis County, Texas (FP1010-02).

## 5 Council Action Update

All of the Planning items were approved at the City Council meeting on November 23rd:

- Athletic field lighting text amendment
- Body art studio text amendment (4-1)
- Greenridge Annexation First Reading
- Proceeding with TWDB loan process for wastewater facilities
- TIRZ first reading
- Adoption of the 2009 International Building codes

## 6 Future Agenda Items

Reserve at Heatherwilde - Rezone  
Spring Trails Phase 3 - Final Plat  
Blackhawk Commercial - Rezone

## 7 Adjourn

**Naji Norder, 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.

**Naji Norder, 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 December 1, 2010 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.

A packet containing all supporting documents for this agenda is available for inspection at the Pflugerville City Hall between the hours of 8:00 AM and 5:00 PM and at the Pflugerville Community Library during regular library hours.