



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, May 1, 2017

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.

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 [2017-5656](#) Approving a Final Plat for the Lakeside at Blackhawk II, Phase 2B; a 12.58-acre tract of land out of the V. W. Swarengen Survey No. 32, Abstract No. 724 in Travis County, TX (FP1611-02)

Attachments: [Lakeside at Blackhawk II, Ph. 2B Final Plat Staff Report](#)

[Lakeside at Blackhawk II, Ph. 2B Final Plat](#)

3B [2017-5714](#) Approve the Planning and Zoning Commission Minutes for March 6, 2017 Regular Meeting

Attachments: [P & Z Minutes 03062017](#)

3C [2017-5753](#) Approving a Final Plat for Avalon Phase 13B; a 1.08-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas.

Attachments: [Avalon 13B Final Plat Staff Report](#)

[Avalon 13B Final Plat](#)

3D [2017-5805](#) Approving a Final Plat for Cornerstone at Kelly Lane, Phase 2, a 7.195-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas.

Attachments: [Cornerstone at Kelly Lane Phase 2 Final Plat Staff Report](#)

[Cornerstone at Kelly Lane Phase 2 Final Plat](#)

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-0353](#) To receive public comment and consider an application to rezone Lot 40A of the Cambridge Heights Commercial Subdivision, a 1.79-acre lot located at the southwest corner of West Pflugerville Parkway and Grand Avenue Parkway, from Agricultural/Conservation (A) to General Business 1 (GB1) district; to be known as CVS at Grand Ave Rezoning. (REZ1703-01)

Attachments: [Staff Report CVS at Grand Avenue REZ1703-01](#)

4B [ORD-0352](#) To receive public comment and consider an application to rezone approximately 1-acre of land in the John Van Winkle Survey, Abstract No. 787, and the Thomas G. Stuart Survey, Abstract No. 689 located at Wilke Ridge Lane from Agriculture/Conservation (A) to General Business 1 (GB1) district, or any other more restrictive district; to be known as the Wilke Ridge Rezoning. (REZ1703-02)

Attachments: [Wilke Ridge Rezoning Staff Report](#)

5 Discuss and Consider

5A [2017-5817](#) Architectural Review Board Waiver N Heatherwilde Blvd at SH-45 (ARB1704-01)

Attachments: [Staff Report Heatherwilde at SE45 SE Corner ARCH. Waiver P&Z RPT](#)

[Application Letter Architectural Review Board](#)

5B [2017-5802](#) Discuss and consider recommendation to City Council regarding the 3-Year Annexation Plan pursuant to Section 8.08 of the Pflugerville City Charter and Subchapter 2, Section 2.2 of the Unified Development Code.

Attachments: [Memo - Annexation Plan](#)

[Resolution](#)

[Exhibit A - Annexation Plan](#)

6 Future Agenda Items

7 **Adjourn,**
Tammie Williamson, Chair, 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.

Tammie Williamson, Chair

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 April 28, 2017 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.