



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, January 8, 2018

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 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).

- 3A [2018-6415](#) Elect a Chair and Vice-Chair to the Planning and Zoning Commission for 2018.

4 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.

- 4A [2017-6408](#) Approving a Preliminary Plan for Carmel West Phase 2; a 191.623-acre tract of land out of the Joseph Wehl Survey No. 8, Abstract No. 802 and the William Caldwell Survey No. 66, Abstract No. 162 in Travis County, Texas.

Attachments: [Carmel West Phase 2 Preliminary Plan Staff Report](#)
[Carmel West Phase 2 Preliminary Plan](#)

- 4B [2017-6409](#) Approving a Final Plat for Carmel West Phase 2, Section 1; a 39.08-acre

tract of land out of the Joseph Weihl Survey 8, Abstract No. 802, and the William Caldwell Survey 66, Abstract No. 162 in Travis County, Texas. (FP1707-02)

Attachments: [Carmel West Phase 2 Section 1 Final Plat Staff Report](#)
[Carmel West Phase 2 Section 1 Final Plat](#)

- 4C [2017-6410](#) Approving a Final Plat for Carmel West Phase 2, Section 2; a 28.36-acre tract of land out of the Joseph Weihl Survey 8, Abstract No. 802 in Travis County, Texas.

Attachments: [Carmel West Phase 2 Section 2 Final Plat Staff Report](#)
[Carmel West Phase 2 Section 2 Final Plat](#)

- 4D [2018-6445](#) Approve the Planning and Zoning Commission Minutes for November 6th, 2017 Regular Meeting

Attachments: [Regular Session-Final](#)

- 4E [2018-6446](#) Approve the Planning and Zoning Commission Minutes for December 4th, 2017 Regular Meeting

Attachments: [Regular Session- Final](#)

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 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.

- 6A [2018-6454](#) To receive public comment and consider an application to Replat Lot 3 Block A, of the Springbrook II Business Park subdivision, in order to create two lots (FP1710-02).

Attachments: [Springbrook Business Park II Replat Staff Report](#)
[Springbrook II Business Park Final Plat](#)

- 6B [2017-6402](#) To receive public comment and consider an application to resubdivide Lot 2 of the Pflugerville Industrial Park into Lot 2A, a 1.9395-acre tract, and Lot 2B, a 9.9985-acre tract; to be known as Pflugerville Industrial Park Lot 2 Replat. (FP1710-03)

Attachments: [Staff Report Pflugerville Industrial Park Lot 2 Replat](#)
[Pflugerville Industrial Park Lot 2 Replat](#)

- 6C [ORD-0394](#) To receive public comment and consider an application to rezone approximately 19.851 acres out of the Elnathan Bebee Survey No. 03

Abstract No. 53, from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) district; to be known as Black Locust Townhomes (REZ1712-02).

Attachments: [Black Locust Townhomes Rezoning Staff Report](#)
[Blacklocust Townhome Aerial Vicinity Map](#)

- 6D** [ORD-0390](#) To receive public comment and consider an application to rezone Lot 1A, a 3.710-acre tract and Lot 2A, a 4.249-acre tract out of the Wellspoint One, Section 2 Subdivision, located north of the S. Heatherwilde Blvd. and E. Wells Branch Pkwy. intersection, from Light Industrial (LI) to General Business 1 (GB1) district; to be known as Bison Building Retrofit Rezoning. (REZ1712-01)

Attachments: [Staff Report Bison Building Retrofit Rezoning](#)
[Location Map Bison Building Retrofit Rezoning](#)

7 Presentation

- 7A** [2018-6418](#) Update regarding the City's Capital Improvement Program for transportation, utilities and parks.

8 Future Agenda Items

The next regular scheduled meeting is February 5th, 2018.

9 Adjourn
Tammie H. Williamson, 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.

Tammie H. Williamson, 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 January 5th, 2018 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.