



City of Pflugerville

Meeting Agenda - Final Planning and Zoning Commission

Monday, September 19, 2011

7:00 PM

100 E Main St., Suite 500

Regular Meeting

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 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 Planning and Zoning 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-0073](#) To receive public comment on a text amendment to Chapter 157: Unified Development Code, Subchapter 5 Establishment of Overlays and Special Districts; amending Section B, Table 1: Permitted Uses to add Light Industrial Uses as a permitted use by a Special District in Urban Center Level 5 (CL5) districts. (CA1109-01)

Attachments: [Staff Report](#)
[ORDINANCE](#)
[Preferred Land Use Vision Plan](#)

- B [ORD-0074](#) To receive public comment and consider an application for a Special District in Corridor Urban Center Level 5 (CL5) for approx. 15 acres out of the W. Caldwell Survey No. 66, Abs. 162., Pflugerville, TX to be known as the Project Jersey Special District. The property is generally located near the southwest corner of SH 130 and E. Pecan Street. (SD1108-01)

Attachments: [Staff Report application](#)
[Exhibit A - proposed legislation](#)
[Exhibit B - overall plan](#)
[Exhibit C](#)
[Exhibit D](#)
[Ordinance](#)

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.

- A [2011-0767](#) Approve the minutes for the August 1, 2011 Planning and Zoning Commission meeting.

Attachments: [P & Z Minutes 08.01.2011Meeting - Final](#)

- B [2011-0785](#) Approving a Subdivision Variance to Subchapter 15(Q)(4)(a) of the Unified Development Code and a Final Plat for Falcon Pointe, Section Twelve; a 34.332-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, in Pflugerville, Texas (FP1107-02).

Attachments: [Staff Report](#)
[Falcon Pointe Sec. 12 Final Plat](#)

5 Discuss and Consider

- A [2011-0789](#) Discuss and consider approving the 2012 Review and Meeting Schedules.

Attachments: [2012 Review and Meeting Schedules](#)

6 Discuss Only

- A [2011-0818](#) Discuss the City of Pflugerville's role in the Municipal Separate Storm Sewer System (MS4) Phase II requirements and the draft Storm Water Pollution Control Ordinance.

Attachments: [Memo](#)
[Draft Stormwater Pollution Control Ordinance](#)

7 Council Action Update

- A [2011-0796](#) Council Action Update

Attachments: [Memo - Council Action Update 9.19.2011](#)

8 Future Agenda Items.

- National Community Planning Month is in October.

9 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 September 16, 2012 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Karen Thompson, City Secretary

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For assistance, please contact the Planning Department at 512-990-6300.