



City of Pflugerville

Meeting Agenda - Final Planning and Zoning Commission

Monday, December 3, 2012

7:00 PM

100 East Main Street, 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-0127](#) Conduct a public hearing and consider a Specific Use Permit application for a Body Art Studio on Lot 18, Block 1 Pflugerville Subdivision, locally known as 117 E. Main St.; to be known as the Freedom Machine Tattoo Specific Use Permit (SUP1210-01).

Attachments: [Staff Report](#)

B [ORD-0130](#) Conduct a public hearing and consider a request to rescind an existing Specific Use Permit approved through Ordinance No. 1068-11-02-08 for a Body Art Studio on Lots 10-12, Block A Pflugerville Subdivision, locally addressed as 101 E. Pecan St; as related to a condition of approval for the Freedom Machine Tattoo Specific Use Permit application for 117 E. Main St. (SUP1210-01)

Attachments: [Staff Report](#)

C [ORD-0131](#) To receive public comment and consider an amendment of an approved Special District for a Light Industrial Use in Corridor Urban Level 5 (CL5) for Lot 4 of the Renewable Energy Park Subdivision, approx. 15 acres out of the W. Caldwell Survey No. 66, Abs. 162., Pflugerville, TX known as the Project Jersey Special District. The property is generally located near the southwest corner of SH 130 and E. Pecan Street. (SD1211-01)

Attachments: [Staff Report](#)
[Exhibit A - Proposed Building Elevations](#)
[Exhibit B - Site Plan](#)
[Exhibit C - ORD 1091-11-10-25](#)

- D** [ORD-0132](#) To receive public comment and consider a Special District application for a proposed Light Industrial Use on a 40.36 acre tract of land out of the T.G. Stewart Survey No. 6 and the H. Blessing Survey No. 3, in Travis County, TX, generally located near the intersection of W. Pflugerville Parkway and F.M. 685; to be known as the Data Center Park Special District (SD1210-02).

Attachments: [Staff Report](#)
[Application](#)
[Exhibit A - Conceptual Site Plan](#)
[Exhibit B - Proposed Building Elevations](#)
[Exhibit C - Utility Substation Screening](#)

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** [2012-1385](#) Approving a Final Plat for The Commons at Rowe Lane Ph. II C; a 9.735-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas (FP1210-01).
Attachments: [Staff Report](#)
[Commons at Rowe Lane Ph. II C Final Plat](#)
- B** [2012-1543](#) Statutorily disapproving a Replat for the Renewable Energy Park Subdivision of Lot 3; a 116.343-acre tract of land out of the William Caldwell Survey, Abstract No. 162, located at the southeast corner of Helios Way and Sun Light Near Way in Travis County, Texas. (FP1211-02)
Attachments: [FP1211-02 \(Renewable Energy Park Lot 3 Replat\)](#)
[FP1211-02 Plan](#)
- C** [2012-1546](#) Approve the Planning and Zoning Commission minutes for the November 5, 2012 meeting.
Attachments: [Minutes-Final 05 Nov 12.pdf](#)
- D** [2012-1550](#) Approving a revised Preliminary Plan for Falcon Pointe #6; a 174.09-acre tract of land out of the J. Davis Survey No. 13, Abstract No.

231 in Pflugerville, Texas.

Attachments: [Staff Report](#)

[Preliminary Plan Revision](#)

5 Discuss Only

A [2012-1542](#) Worksession schedule for Unified Development Code Amendments

Attachments: [20121129095530](#)

6 Recognition of Service

[2012-1551](#) Recognition of Service for serving on the Planning and Zoning Commission.

7 Council Action Update

A [2012-1547](#) City Council Action Update

Attachments: [Memo - Council Action Update 12.03.2012.doc](#)

8 Future Agenda Items

Worksession schedule for Unified Development Code Amendments beginning January 7, 2013 at 6:00 p.m.

9 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 November 30, 2012 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.