



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, February 4, 2019

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 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 [2019-7345](#) Approve the Planning and Zoning Commission Minutes for December 3, 2018 Regular Meeting

Attachments: [December 3, 2019 Regular Meeting Minutes](#)

- 3B [2019-7346](#) Approve the Planning and Zoning Commission Minutes for January 7, 2019 Regular Meeting

Attachments: [January 7, 2019 Regular Meeting Minutes](#)

4 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).

- 4A [2018-7206](#) Discuss and consider recommending the Infrastructure and Land Use Study associated with Pflugerville's Historic Colored Addition Subdivision.

Attachments: [Staff Report](#)
[Recommended Land Use \(Option 4\)](#)
[Land Use Option 1 \(October 2018\)](#)
[Land Use Option 2 \(October 2018\)](#)
[Land Use Option 3 \(December 2019\)](#)
[Proposed Street Cross Sections](#)
[Current Zoning](#)

5 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.

- 5A** [2019-7352](#) To receive public comment and consider an application to Replat Lot 5A, Block A Gattis Crossing. (FP1812-02)
Attachments: [Gattis Crossing Replat Staff Report](#)
[Gattis Crossing Replat Lot 5A](#)
- 5B** [ORD-0443](#) To receive public comment and consider an application for the rezoning of two tracts located generally south of the Willow St terminus and east of the E. Pfluger St terminus for a total of 7.20 acres. The proposed request is to rezone the south 6.06 acres from Retail (R) and General Business 1 (GB1) to Single Family Mixed Use (SF-MU) District, and the east 1.14 acres from Single Family Suburban (SF-S) to Single Family Mixed Use (SF-MU) District; all to be known as Townhomes of Old Town East Rezoning. (REZ1812-03).
Attachments: [Townhomes of Old Town East Rezoning Staff Report](#)
[General Location Map](#)
- 5C** [ORD-0441](#) To receive public comment and consider an application to rezone Travis Central Appraisal District Parcel ID 281471, a parent tract of land located generally east of Greenlawn Blvd, along the north and south sides of W. Pflugerville Pkwy. Tract 1 is located along the north side of W. Pflugerville Pkwy, consists of 28.316 acres, and is proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district. Tract 2 is located along the south side of W. Pflugerville Pkwy, consists of 21.455 acres, and proposed to be rezoned from Agriculture/Development Reserve (A) to Multi-Family 20 (MF-20) district; all to be known as Cielo Rezoning. (REZ1811-01)
Attachments: [Cielo Rezoning Staff Report](#)
[General Location Map](#)
- 5D** [ORD-0451](#) To receive public comment and consider an application to rezone Lot 2A, Windermere Center II, an approximate 0.6485 acre lot out of the J. Van

Winkle Survey No. 14, locally addressed as 15913 Windermere Drive, from Agriculture/Development Reserve (A) to General Business 1 (GB1) district; to be known as 15913 Windermere Dr. Rezoning. (REZ1812-01)

Attachments: [15913 Windermere Dr. Rezoning Staff Report](#)
[General Location Map](#)

- 5E** [ORD-0447](#) To receive public comment and consider an application to rezone an approximate 40-acre tract of land located north of E. Pflugerville Parkway, west of Pfluger Farm Lane, and south of Town Center Drive from Urban Level 4 (CL4) district to Planned Unit Development (PUD), to be known as the Pflugerville Farms PUD. (REZ1810-01)

Attachments: [Pflugerville Farms PUD Rezoning Staff Report](#)
[Pflugerville Farms PUD Development Standards](#)
[General Location Map](#)

- 5F** [ORD-0442](#) To receive public comment and consider an application to rezone Lots 1 & 2, Pflugerville East Business Park, consisting of approximately 2.17 acres with Travis Central Appraisal District Parcel IDs 276363 and 376364, from Agriculture/Development Reserve (A) to General Business 1 (GB1) district; to be known as 508 Old Austin Hutto Rd. Rezoning. (REZ1811-02)

Attachments: [508 Old Austin Rezoning Staff Report](#)
[General Location Map](#)

- 5G** [ORD-0448](#) To receive public comment and consider an application to rezone a tract of land located generally northeast of the Immanuel Rd and Wells Branch Pkwy intersection in order to establish opportunities for future development on an approximate 192 acre tract of land. Approximately 21.3 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to General Business 1 (GB1) district, approximately 19.0 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district, and approximately 151.4 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) district; all to be known as the Lisso Tract Rezoning. (REZ1812-02)

Attachments: [Lisso Rezoning Staff Report](#)
[Lisso General Location Map](#)

- 5H** [ORD-0449](#) To receive public comment and consider a Specific Use Permit application for a proposed Body Art Studio on Lot 2, Settlers Ridge Commercial Subdivision, locally addressed as 1101 W. Pecan St., to be known as the Forged in Ink Tattoo Specific Use Permit (SUP1812-01).

Attachments: [Forged in Ink Specific Use Permit Staff Report](#)
[General Location Map](#)

6 Adjourn
Pat Epstein, 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.

Pat Epstein, 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 February 1, 2019 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 contact Amy Giannini, Americans with Disabilities Act (ADA) Coordinator, at amymg@pflugervilletx.gov or 512-990-6400 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 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.