



# City of Pflugerville

## Meeting Agenda - Final Planning and Zoning Commission

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Monday, July 18, 2011

7:00 PM

100 E Main St., Suite 500

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### 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.

[2011-0664](#) Conduct a Public Hearing and Consider text amendments to Chapter 157: Unified Development Code; amending Subchapter 4 Establishment of Districts and Boundaries to add clarification to the unit mix requirement in the Multi-Family Suburban Residential District (MF-S) and Multi-Family Urban Residential District (MF-U); and Subchapter 5 Establishment of Overlays and Special Districts to add unit mix requirements for multi-family developments in the Suburban Level 3 (CL3), Urban Level 4 (CL4) and Urban Center Level 5 (CL5) districts. (CA1106-01)

**Attachments:** [Unit Mix Text Amendment Staff Report](#)

### 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.

- [2011-0665](#) Approve the minutes for June 6, 2011 Planning and Zoning Commission Meeting.  
**Attachments:** [P & Z Minutes 6.6.2011](#)
- [2011-0724](#) Approving a one time, 180-day extension request for Spring Trails Phase 4 and 5 Construction Permit.  
**Attachments:** [Spring Trails P&Z Memo](#)  
[Spring Trails Phasing Plan](#)  
[Applicant Extension Request](#)  
[Approved Construction Plan Cover Sheet](#)  
[Approved Construction Permit](#)
- [2011-0725](#) Approving a one time, 180-day extension request for Villages of Hidden Lakes Ph. 6B-1 Construction Permit.  
**Attachments:** [VOHL P&Z Memo](#)  
[Villages of Hidden Lake Phasing Plan](#)  
[Applicant Extension Request](#)  
[Approved Construction Plan Cover Sheet](#)  
[Approved Construction Permit](#)
- [2011-0726](#) Approving a Subdivision Variance and Preliminary Plan for Stone Hill Town Center Section Two; a 60.64-acre tract of land out of the T.G. Stewart Survey No. 6, Abstract No. 689, in Pflugerville, Texas. (PP1106-01)  
**Attachments:** [Stone Hill Town Center Section Two Staff Report](#)  
[Stone Hill Town Center Sec. 2 Preliminary Plan.](#)
- [2011-0727](#) Approving a Final Plat for Falcon Pointe Section Four-South; a 17.853-acre tract of land out of the John Beckman Survey No. 16, Abstract No. 55, in Pflugerville, Texas. (FP1104-01)  
**Attachments:** [Falcon Pointe Four-South Final Plat](#)

## 5 Council Action Update

[2011-0663](#)**Council Action Update**

- Kelly Lane C-Store Rezoning
- Economic Development Agreement for SHTC
- Annexation schedule(s)
- Planning Director position
- Kelly Lane and Colorado Sand Dr. construction
- Travis County bond election
- Water Master Plan and Water Model contract

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

**6 Future Agenda Items****7 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 July 15, 2011 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.**