



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, December 7, 2015

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** [2015-4383](#) Approving a Final Plat for Falcon Pointe POD 7 Entrance Road; a 2.443-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, situated in Pflugerville, Travis County, Texas. (FP1510-01)
Attachments: [Falcon Pointe POD 7 Entrance Road Final Plat Staff Report](#)
[Falcon Pointe POD 7 Entrance Road Final Plat](#)
- 3B** [2015-4458](#) Approving the Sorento Phase 3 Final Plat; a 20.793-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1304-02)
Attachments: [Sorento Phase 3 Final Plat Staff Report](#)
[Sorento Phase 3 Final Plat](#)

- 3C** [2015-4465](#) Approving a Final Plat for Jakes Hill Road; a 5.33-acre tract of land out of the V. W. Swearngen Survey No. 32, Abstract No. 724 in Travis County, TX (FP1505-02)
Attachments: [Jakes Hill Road Final Plat Staff Report](#)
[Jakes Hill Road Final Plat](#)
- 3D** [2015-4467](#) Approving a Final Plat for Avalon Phase 9C; a 13.96-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1511-01)
Attachments: [Avalon Ph 9C Final Plat Staff Report](#)
[Avalon Ph. 9C Final Plat](#)
- 3E** [2015-4500](#) Approving a Final Plat for Swenson Farms Phase I; a 21.626 acre tract of land out of the H.W. Farley Survey No. 4, Abstract No. 288, the Garcia Montez and Duran Survey No. 94, Abstract 2146, and the John Van Winkle Survey No. 14, Abstract 786, in Pflugerville, Travis County Texas. (FP1504-02)
Attachments: [Swenson Farms Phase I Staff Report](#)
[Swenson Farms Phase I Final Plat](#)
- 3F** [2015-4499](#) Approving an Amending Final Plat for Shops at 685, Phase 1 a 6.682-acre tract of land out of the T.G. Stuart Survey No. 1, Abstract No. 689 in Pflugerville, Texas. (FP1503-01(R1))
Attachments: [Amending Final Plat for Shops at 685, Phase 1 Staff Report](#)
[Amending Final Plat for Shops at 685, Phase 1](#)
- 3G** [2015-4486](#) Approving the 2016 meeting schedules for the Planning and Zoning Commission.
Attachments: [2016 P & Z Meeting Dates](#)
- 3H** [2015-4515](#) Approve the Planning and Zoning Commission Minutes for the November 2, 2015 regular meeting.
Attachments: [Final Meeting Minutes 11022015 final](#)
- 3I** [2015-4472](#) Approving a Final Plat for Avalon Phase 16A; a 9.96-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1510-02)
Attachments: [Avalon Phase 16A Final Plat Staff Report](#)
[Avalon Phase 16A Final Plat](#)

- 3J [2015-4466](#) Approving a Final Plat for The Commons at Rowe Lane Ph. VIII; a 21.347-acre tract of land out of the John Kelsey Survey No. 18, Abstract No. 2716, John Kelsey Survey No. 2753, and the N.D. Walling Survey No. 19, Abstract No. 2722 in Travis County, Texas. (FP1510-04)

Attachments: [Commons at Rowe Lane Ph. VIII Final Plat Staff Report](#)
[Commons at Rowe Lane Ph. VIII Final Plat](#)

4 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.

- 4A [ORD-0278](#) Conduct a public hearing and consider an application to rezone 27.066 acres from Corridor Urban Center (CL4) zoning district to Campus Industrial (CI); land situated in Thomas G. Stewart Survey No. 6, in Pflugerville, Travis County, TX., being all of a 27.067 acre tract of land conveyed to Bancroft Austin 45, LP, in a special warranty deed document #2005085898, generally located at the southeast corner of the intersection of SH 45 and N. Heatherwilde Blvd.; to be known as the Heatherwilde Business Park Rezoning. (REZ1511-01)

Attachments: [Heatherwilde Business Park Rezoning Staff Report](#)
[Ordinance](#)

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.

The P & Z Commission serves as the CDBG Advisory Committee and this item will be discussed during the regular P & Z meeting.

- 5A [ORD-0272](#) Discuss and consider an application to rezone approximately 87.991 acres from Agriculture/Conservation (A) to Single Family Residential (SF-R); and 2.49 acres from Agriculture/Conservation (A) to Neighborhood Services (NS) district; both out of the James P. Kempe Survey No. 12, located generally southeast of the Weiss Ln and Cele Rd intersection, all to be known as the Verona Subdivision Rezoning. (REZ1510-01)

Attachments: [Verona Rezoning Staff Report](#)
[Verona Rezoning Ordinance](#)

Legislative History

11/10/15	City Council	Postponed
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- 5B** [2015-4476](#) Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2014.

Attachments: [RESOLUTION - PY2014 CAPER](#)

[Exhibit A - CAPER PY 2014](#)

6 Presentation

- 6A** [2015-4516](#) Discussion and update regarding the City's Capital Improvement Program.
- 6B** [2015-4283](#) Presentation of Planning Awards for the City of Pflugerville including the 2015 Planning Excellence Award and designation as a Gold Scenic City.

Attachments: [2015 Planning Excellence](#)

7 Discuss Only

- 7A** [2015-4519](#) Discussion regarding the City parkland ordinance.

8 Future Agenda Items

9 Adjourn

Rodney Blackburn, 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.

Rodney Blackburn, 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 December 4, 2015 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.