



City of Pflugerville

Meeting Agenda - Final Planning and Zoning Commission

Monday, February 4, 2013

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-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](#)
[Ordinance](#)

Legislative History

12/3/12	Planning and Zoning Commission	Recommended for Adoption
12/11/12	City Council	Action taken to close the Public Hearing
12/11/12	City Council	Approved on First Reading

- B [ORD-0140](#) To postpone until March 4, 2013 the public comment and consideration

of an application to change the zoning from Agriculture/Conservation (A) to Alternative Land Use Regulation (ALUR), for Lot 3, Block A Pfairway Office Park, an approximate 14.47-acre lot out of the William Barker Survey No. 74 in Travis County, Texas, to be known as the Pfairway Park ALUR Rezoning. (REZ1212-01)

Attachments: [Notification Map](#)

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 [2013-1622](#) Approving a one time, 180 day construction permit extension request for Rishel-Justice Center located at 1300 F.M. 685.

Attachments: [P&Z Memo](#)

[Rishel-Justice Center Permit Extension Request](#)

[Rishel-Justice Center Construction Permit](#)

[Construction Plan cover sheet](#)

B [2013-1630](#) Approve the Planning and Zoning Commission minutes for the January 7, 2013 meeting.

Attachments: [P & Z Regular meeting minutes 01.07.2013.pdf](#)

C [2013-1632](#) Approve the Planning and Zoning Commission Worksession minutes for the January 7, 2013 meeting.

Attachments: [P & Z Worksession Minutes 01.07.2013.pdf](#)

D [2013-1642](#) Approving a request to reduce the 50-acre requirement for an Alternative Land Use Regulation (ALUR) for the proposed Pfairway Park ALUR.

Attachments: [Pfairway Park ALUR Memo](#)

[General Location Map](#)

E [2013-1644](#) Approving a Subdivision Variance to Subchapter 15(X)(3)(t) of the Unified Development Code and a Preliminary Plan for Falcon Pointe #5A; a 26.59-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1210-01)

Attachments: [Staff Report](#)

[Falcon Pointe 5A Preliminary Plan](#)

F [2013-1646](#) Approving the Stone Hill Town Center Drive Street Extension Preliminary Plan; a 0.8732-acre tract of land out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, Texas. (PP1210-02)

Attachments: [Staff Report](#)
[Stone Hill Town Center Dr. Extension Preliminary Plan](#)

5 Council Action Update

A [2013-1647](#) City Council Action Update

Attachments: [City Council Action Update](#)

6 Future Agenda Items

7 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 February 1, 2013 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.