



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, June 6, 2016

7:00 PM

100 E. Main St., Suite 500

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#### 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 [2016-4936](#) Approve the Planning and Zoning Commission minutes for the May 2, 2016 regular meeting

Attachments: [Final P&Z Meeting Minutes 05022016](#)

- 3B [2016-4937](#) Approve the Planning & Zoning Commission Worksession minutes for the May 10, 2016 joint meeting with City Council

Attachments: [Final Worksession with City Council 05102016](#)

- 3C [2016-4922](#) Approving the Penley Park Revised Preliminary Plan; a 48.83-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1605-02)

Attachments: [Penley Park Revised Preliminary Staff Report](#)  
[Revised Penley Park Preliminary Plan](#)

- 3D**   [2016-4923](#)   Approving the Penley Park, Phase 2 Amended Final Plat; a 12.292-acre tract of land out of the Peter Conrad Survey No. 71 in Pflugerville, Texas. (FP1604-01)

**Attachments:**   [Penley Park Ph. 2 Final Plat Staff Report](#)  
[Amended Final Plat Penley Park Phase 2](#)

- 3E**   [2016-4924](#)   Approving the Penley Park, Phase 3 Final Plat; a 15.647-acre tract of land out of the Peter Conrad Survey No. 71 in Pflugerville, Texas . (FP1604-01)

**Attachments:**   [Penley Park Ph. 3 Final Plat Staff Report](#)  
[Penley Park Ph. 3 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-0302](#)   To receive public comment and consider an application to rezone approximately 0.538 acres of Lot 40, Block "I", Springbrook Centre, Phase A, located in the John Van Winkle Survey No. 14, Abstract No. 786, locally addressed as 208 Grand Avenue Parkway, from Agriculture/Conservation (A) to Neighborhood Services (NS) district; to be known as 208 Grand Avenue Parkway Rezoning. (REZ1605-01)

**Attachments:**   [208 Grand Ave Pkwy Staff Report](#)

- 4B**   [ORD-0303](#)   To receive public comment and consider an application to rezone approximately 4.642 acres of land in the E. Bebee Survey No. 5, located along the south side of Black Locust, generally northwest of the Black Locust and Pfennig Ln intersection, from Neighborhood Services (NS) to Single Family Mixed Use (SF-MU) district; to be known as KP Brothers Home Rezoning. (REZ1605-02)

**Attachments:**   [KP Brothers Home Staff Report](#)

- 4C**   [ORD-0304](#)   To receive public comment and consider an application to rezone portions of the Carmel Phase 1 development to the Single Family Mixed Use (SF-MU) and the Single Family Residential (SF-R) zoning districts for purposes of establishing a new residential development. The property is generally located east of Weiss Lane, west of Wilbarger Creek, north of Cameron Road, south of Jesse Bohls, and abutting portions of the eastern and southern boundaries of the future high school 4; situated in the J. Leisse Survey, Abstract No. 496, J. Wiehl Survey, Abstract No. 802, and the W. Caldwell Survey, Abstract No. 162. The SF-MU district is proposed to consist of approximately 45.5 acres, while the SF-R district is proposed to consist of approximately 240.7 acres; all to be known as Carmel Phase 1 Rezoning. (REZ1604-01)

Attachments: [Carmel Phase 1 Rezoning Staff Report](#)

## **5      Discuss and Consider**

- 5A**   [2016-4861](#)   Discuss and consider recommendations regarding Community Development Block Grant (CDBG) program amended Action Plan for Program Year 2015.
- 5B**   [2016-4954](#)   Discuss and consider recommendations regarding Community Development Block Grant (CDBG) program Action Plan for Program Year 2016.

## **6      Future Agenda Items**

**7 Adjourn**  
**Kevin Kluge, 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.

**Kevin Kluge, 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 June 3, 2016 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.