



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

---

Monday, December 16, 2013

7:00 PM

100 E.Main St., Suite 500

---

#### Regular Meeting

**1 Call to Order**

**2 Citizens Communication**

The Planning and 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 Presentation**

- A** [2013-2525](#) Recognition of Service for serving on the Planning and Zoning Commission.
- B** [2013-2588](#) Presentation regarding data compiled by the Planning Department utilizing Geographic Information Systems (GIS).

**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.

- A** [2013-2509](#) To receive public comment and consider an application to Replat Lot 2C of the Renewable Energy Park subdivision into Lot 2C and 2D, to be known as the Replat of Lot 2C-Renewable Energy Park. (FP1311-01)  
*Attachments:* [Lot 2C Renewable Energy Park staff report](#)  
[Replat of Lot 2](#)
- B** [2013-2510](#) To receive public comment and consider approving a Replat of Lot 3C Renewable Energy Park; a 108.427-acre tract of land out of the William Caldwell Survey No. 162, generally located southwest of the Pecan St and SH 130 intersection in Pflugerville, Texas. (FP1311-02)

**Attachments:** [Lot 3C Renewable Energy Park staff report](#)  
[REPLAT-LOT 3](#)

## 5 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.

- A**     [2013-2432](#)     Approving a Final Plat for a Falcon Pointe Section 13, Phase A; being 14.95 acres out of the John Davis Survey No. 13, Abstract 231, into 52 separate residential lots and 6 open space lots. (FP1309-05)  
**Attachments:**   [Falcon Pointe Section 13 Phase A - P&Z Staff Report.pdf](#)  
                          [Falcon Pointe 13A - Final Plat.pdf](#)  
  
**Legislative History**  
11/4/13         Planning and Zoning                 Pulled  
                          Commission
- B**     [2013-2441](#)     Approving a Preliminary Plan for Buttercup Retail, a 2.929-acre tract of land out of the Alexander Walters Survey 67, Abstract 791 in Travis County, Texas. (PP1308-02)  
**Attachments:**   [Buttercup Retail Preliminary Plan staff report](#)  
                          [Buttercup Retail Preliminary Plan](#)
- C**     [2013-2557](#)     Consider a Preliminary Plat for Carrington Court, an 18.938-acre tract of land out of the John Van Winkle Survey No. 14, Abstract 786 in Pflugerville, Texas. (PP1307-01)  
**Attachments:**   [Carrington Court Preliminary Plan Staff Report](#)  
                          [Carrington Court Preliminary Plan](#)
- D**     [2013-2559](#)     Approving a Final Plat for Spring Trails Phase 7; a 6.258-acre tract of land out of the John Van Winkle Survey No. 70, Abstract 787, in Pflugerville, Texas. (FP1309-03)  
**Attachments:**   [Spring Trails Ph. 7 Final Plat staff report](#)  
                          [Spring Trails Ph. 7 Final Plat](#)
- E**     [2013-2560](#)     Approving a Final Plat for Spring Trails Phase 8; an 8.106-acre tract of land out of the John Van Winkle Survey No. 70, Abstract 787, in Pflugerville, Texas. (FP1309-04)  
**Attachments:**   [Spring Trails Ph. 8 Final Plat Staff Report](#)  
                          [Spring Trails Ph. 8 Final Plat](#)
- F**     [2013-2567](#)     Approving a Subdivision Variance to allow posting partial fiscal security for Sorento Phase 1 final plat.

**Attachments:** [Staff Memo](#)

- G**     [2013-2568](#)     Approving a Subdivision Variance to allow posting partial fiscal security for Sorento Phase 2 final plat.  
**Attachments:**   [Staff Memo](#)
- H**     [2013-2569](#)     Approving a Subdivision Variance to allow posting partial fiscal security for Villages of Hidden Lake Phase 6B-2 final plat.  
**Attachments:**   [Staff Memo](#)
- I**     [2013-2570](#)     Approving a Subdivision Variance to allow posting partial fiscal security for Falcon Pointe Section 13-B final plat.  
**Attachments:**   [Falcon Pointe Section 13 Phase B Fiscal Variance - P&Z.pdf](#)
- J**     [2013-2572](#)     Approving a Preliminary Plan for Bohls Commercial Park; a 105.64 acre tract of land out of the John Davis Survey No. 13, Abstract no. 231; in Pflugerville, Texas. (PP1311-05)  
**Attachments:**   [Preliminary Plan P&Z Staff Report](#)  
                          [Bohls Commercial Park Preliminary Plan](#)
- L**     [2013-2573](#)     Approving a Final Plat for Highland Park Phase B, Sections 9, 11, & 12; being 11.822 acres out of a 61.29-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract no. 689, into 59. (FP 1311-04)  
**Attachments:**   [Highland Park B9, 11, & 12 - Final Plat.pdf](#)  
                          [Highland Park B9, 11, 12 - P&Z Staff Report.pdf](#)
- M**     [2013-2590](#)     Approving the Planning and Zoning Commission Minutes for the November 4, 2013 regular meeting.  
**Attachments:**   [P & Z Minutes November 4, 2013](#)
- 6**     **Discuss and Consider**
- A**     [2013-2526](#)     Discuss and consider recommending approval of the proposed Water Master Plan and Wastewater Master Plan.  
**Attachments:**   [Wastewater Master Plan Report - Final - 2013-September](#)  
                          [Water Master Plan - Final - 2013 November](#)

**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 December 13, 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.**