



# City of Pflugerville

## Meeting Agenda - Final Planning and Zoning Commission

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Monday, June 3, 2013

7:00 PM

100 East Main Street, Suite 500

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### 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 Public Hearing

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.

- A**     [2013-1971](#)     THIS ITEM HAS BEEN WITHDRAWN, NO ACTION WILL BE TAKEN.  
To receive public comment and consider an application to rezone Lots 3 & 4 of the George F. Roberts Subdivision Three, consisting of 4.48 acres of land and locally addressed as 1720 Royston Ln., from General Business 2 (GB2) to Light Industrial (LI) zoning district; to be known as 1720 Royston Ln., Rezoning. (REZ1305-01)
- B**     [2013-1972](#)     THIS ITEM HAS BEEN WITHDRAWN, NO ACTION WILL BE TAKEN.  
To receive public comment and consider an application to rezone 7.67 acres of land out of the E. McMillan Survey No. 10, Abstract No. 564, locally addressed as 1800 Royston Ln., from General Business 2 (GB2) to Light Industrial (LI) zoning district; to be known as 1800 Royston Ln., Rezoning. (REZ1305-02)
- C**     [ORD-0159](#)     TO RECEIVE PUBLIC COMMENT AND CONSIDER RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE CITY OF PFLUGERVILLE CODE OF ORDINANCES XI BUSINESS

REGULATIONS, CHAPTER 112 SEXUALLY ORIENTED BUSINESSES  
AMENDING GENERAL PROVISIONS SECTION 112.02 DEFINITIONS;  
AMENDING ADMINISTRATIVE REGULATIONS SECTION 112.10  
PROHIBITED LOCATIONS OF ANY TYPE OF SEXUALLY ORIENTED  
BUSINESS; AMENDING EMPLOYEE LICENSES SECTION 112.43  
APPEAL; REPLACING ALL ORDINANCES IN CONFLICT;  
CONTAINING A SAVINGS CLAUSE; PROVIDING FOR  
SEVERABILITY; ESTABLISHING PENALTIES NOT TO EXCEED  
\$4,000.00 PER OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

**Attachments:** [CH 112 Ordinance Amendments Memo](#)

[CH 112 Ordinance Amendments](#)

#### 4 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 [2013-1880](#) Approving a Final Plat for Avalon Phase 7B; an 11.744-acre tract of land out of the Phillip Golden Survey No. 17, Abstract No. 328, in Pflugerville, Texas. (FP1304-01)

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

[Avalon Ph. 7B Final Plat](#)

- B [2013-1993](#) Approve the Planning and Zoning Commission minutes for the May 6, 2013 regular meeting.

**Attachments:** [P & Z Minutes Final May 6 2013.pdf](#)

#### 5 Discuss Only

- A [2013-2026](#) 1. Executive Session Item: Consultation with legal counsel regarding land use regulations related to sexually oriented businesses in the City of Pflugerville and application of regulations provided by the City of Pflugerville's Sexually Oriented Business Ordinance, Chapter 112, pursuant to Chapter 551.071 of the Texas Government Code.

- B [2013-2027](#) Introduction to My Permit Now

#### 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 May 31, 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.**