



City of Pflugerville

Meeting Agenda - Final Planning and Zoning Commission

Monday, September 17, 2012

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-0116](#) To receive public comment and consider an application to rezone 3.10 acres out of the E. Bebee Survey, Abstract No. 5, located generally at the northwest corner of East Black Locust Drive and West Pfennig Lane, from the Single-Family Suburban (SF-S) to Single-Family Urban (SF-U) district; to be known as Kuempel 3.1 Acre Rezoning. (REZ1208-01)
Attachments: [Staff Report](#)

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 [2012-1361](#) Approve the Planning and Zoning Commission minutes for the August 6, 2012 meeting.
Attachments: [P & Z Minutes 06-Aug-2012 Meeting.pdf](#)
- B [2012-1383](#) Approving a Final Plat for Highland Park Phase D, Section 3; a

12.54-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas (Case No. FP1202-04).

Attachments: [Staff Report](#)

[Highland Park Phase D, Section 3 Final Plat](#)

- C** [2012-1384](#) Approving a Final Plat for Highland Park Phase B, Section 4; a 4.09-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas (Case No. FP1202-03).

Attachments: [Staff Report](#)

[Highland Park Phase B, Section 4 Final Plat](#)

- D** [2012-1413](#) Consider approval of a waiver request for the exterior building material requirements for the Renewable Resource Consultants Office located in the Pflugerville Renewable Energy Business Park.

Attachments: [SP1207-02 \(Renewable Res. Cons. Office\)](#)

[RRC Office Building Elevations](#)

[Rendering](#)

- E** [2012-1386](#) Approving the Falcon Pointe Preliminary Plan #6; a 174.09-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas (Case No. PP1109-01).

Attachments: [Staff Report](#)

[Falcon Pointe Preliminary Plan #6](#)

5 Discuss and Consider

- A** [2012-1414](#) Discuss and consider a Unified Development Code Diagnostic Report prepared by Code Studio.

Attachments: [Pflugerville-Diagnostic-Draft Aug29.pdf](#)

6 Council Action Update

- A** [2012-1412](#) City Council Action Update

Attachments: [Memo - Council Action Update 09.17.2012.doc](#)

7 Future Agenda Items

8 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 September 14, 2012 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Karen Thompson, City Secretary

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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.