



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, February 3, 2020

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 Discuss Only

- 3A [2020-8189](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Local Government Code regarding legal requirements for making recommendations to City Council.

#### 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.

- 4A [2020-8197](#) Approve the Planning and Zoning Commission Minutes for December 2, 2019 regular meeting.

Attachments: [Minutes- December 02, 2019](#)

- 4B** [2020-8112](#) Approving a request to Vacate Lot 2 of the Bratcher Subdivision Final Plat, a 10.05-acre lot in Edward Flint Survey No. 11 in Travis County, Pflugerville Texas. (FP1912-04)  
**Attachments:** [Bratcher Subdivision Partial Vacate Staff Report](#)  
[General Location Map](#)
- 4C** [2019-7921](#) Approving a Preliminary Plan for Pflugerville Apartment; a 40.360-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, Texas. (PP1910-03)  
**Attachments:** [Pflugerville Apartment Preliminary Plan Staff Report](#)  
[Pflugerville Apartment Preliminary Plan](#)
- 4D** [2019-8092](#) Approving a Preliminary Plan for Pflugerville East Center; a 205.94-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (PP1912-01)  
**Attachments:** [Pflugerville East Center Preliminary Plan](#)  
[Pflugerville East Center Preliminary Plan Staff Report](#)
- 4E** [2020-8111](#) Approving a Preliminary Plan for Timmerman Subdivision, a 72.90-acre tract of land out of the Taylor S. Barnes Survey No. 46, Abstract No. 67 and William Caldwell Survey No. 66, Abstract No. 162 in Pflugerville, Texas.  
**Attachments:** [Timmerman Subdivision Preliminary Plan](#)  
[Timmerman Subdivision Preliminary Plan Staff Report](#)
- 4F** [2020-8172](#) Approving a Preliminary Plan for Springbrook Corporate Center Replat of Lot 1, Block A to Create Lots 1, 6, 7, 8, & 9; a 34.201-acre tract of land out of the John Van Winkle Survey No. 70, Abstract No. 787, and the John Van Winkle Survey No. 70, Abstract No. 903; Pflugerville, Texas. (PP1905-02)  
**Attachments:** [Springbrook Corporate Center Preliminary Plan Staff Report](#)  
[Springbrook Corporate Center Lots 1, 6, 7, 8, & 9 Exhibit Map](#)  
[Springbrook Preliminary Plan](#)
- 4G** [2020-8095](#) Approving a Final Plat for Pflugerville Farms; a 40.360-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, Texas. (FP1912-03)  
**Attachments:** [Pflugerville Farms Apartments Final Plat](#)  
[Pflugerville Farms Apartments Final Plat Staff Report](#)
- 4H** [2020-8094](#) Approving a Final Plat for Pflugerville East Center; a 97.83-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (FP1912-01)  
**Attachments:** [Pflugerville East Center Final Plat Staff Report](#)  
[Pflugerville East Center Final Plat](#)
- 4I** [2020-8190](#) Approving a Final Plat for the Park at Blackhawk IV Section 9; a 27.79-acre tract of land out of the George Grimes Survey Abstract No. 883

in Williamson County, TX and the George Grimes Survey Abstract No. 306 in Travis County, TX (FP1808-01)

**Attachments:** [Park at Blackhawk IV Phase 9 Final Plat Staff Report](#)

[Park at Blackhawk IV Phase 9 Final Plat](#)

- 4J [2019-7951](#) Approving a Final Plat for Carmel West Phase 3 Section 2; an approximate 105.261-acre tract of land out of the John Lisse Survey No. 18, Abstract No. 496 and Joseph Wiehl Survey No. 8, Abstract No. 802; in Pflugerville Texas. (FP1904-04)

**Attachments:** [Carmel West Phase 3 Section 2 Final Plat](#)

[Carmel West Phase 3 Section 2 Final Plat Staff Report](#)

- 4K [2020-8093](#) Statutorily denying a Preliminary Plan for Lakeside Meadows; a 96.60-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (PP1912-05)

**Attachments:** [Lakeside Meadows Industrial Preliminary Plan Staff Report](#)

[Lakeside Meadows Industrial Preliminary Plan Comments](#)

- 4L [2020-8116](#) Statutorily denying a Preliminary Plan for Lisso Tract; a 169.164-acre tract of land out of the Alexander Walters Survey No. 67, in Pflugerville, Texas. (PP1912-02)

**Attachments:** [Lisso Tract PP Statutory Denial Staff Report](#)

[Lisso Tract PP Pflugerville Comments R2](#)

- 4M [2019-7939](#) Statutorily denying a Preliminary Plan for Star Ranch; a 14.85 acre tract of land located in the N.D. Walling Survey No. 675 and N.D. Walling Survey No. 2722; in Williamson County, Texas. (PP1910-02)

**Attachments:** [Star Ranch Preliminary Plan Staff Report](#)

[Star Ranch PP Pflugerville Comments](#)

- 4N [2020-8117](#) Statutorily denying a Preliminary Plan for Blackhawk Plaza; a 1.116-acre tract of land out of the John Kelsey Survey, Abstract No. 2753, in Travis County, Texas. (PP1912-04)

**Attachments:** [Blackhawk Plaza PP Statutory Denial Staff Report](#)

[Blackhawk Plaza PP Pflugerville Comments](#)

- 4O [2020-8146](#) Statutorily denying a Final Plat for Blackhawk Plaza, a 1.202-acre tract of land out of the John Kelsey Survey, Abstract NO. 2753, Travis County, Texas. (FP2001-02)

**Attachments:** [Blackhawk Plaza Statutory Denial Staff Report](#)

[Blackhawk Plaza FP Pflugerville Comments R1](#)

- 4P [2020-8147](#) Statutorily denying a Final Plat for Lisso Tract Phase 1, a 52.511-acre tract of land out of the Alexander Walters Survey NO. 67, Pflugerville, Texas. (FP2001-01)

**Attachments:** [Lisso Tract Ph 1 Statutory Denial Staff Report](#)  
[Lisso Ph 1 FP Pflugerville Comments R1](#)

## 5 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.

- 5A** [ORD-0510](#) To receive public comment and consider an application to rezone an approximate 1.0 acre lot locally addressed as 18008 Wilke Ridge Lane, from Agriculture (A) to Retail (R) and Lot 43 an approximate 2.3 acre lot & Lot 44 an approximate 4.5 acre lot out of the Springbrook One Section One Subdivision from Single Family Suburban (SF-S) to Parks Facilities (PF); to be known as Wilke Ridge Rezoning. (REZ2001-02)

**Attachments:** [Wilke Ridge Exhibit Map](#)  
[Wilke Ridge Rezoning Staff Report](#)

- 5B** [ORD-0508](#) To receive public comment and consider an application to rezone an approximate 8.284 acre lot locally addressed as 18102 Becker Farm Road, from Agriculture (A) to Single Family Mixed Use (SF-MU); to be known as Villarreal Development Project Rezoning. (REZ2001-03)

**Attachments:** [Villarreal Development Project Exhibit Map](#)  
[Villarreal Development Project Rezoning Staff Report](#)

- 5C** [ORD-0509](#) To receive public comment and consider an application to rezone an approximate 2.2013 acre lot locally addressed as 201 N. Heatherwilde Blvd., from General Business 2 (GB2) to General Business 1 (GB1); to be known as Heatherwilde Office Condos Rezoning. (REZ2001-03)

**Attachments:** [Heatherwilde Office Condos Exhibit Map](#)  
[Heatherwilde Office Condos Staff Report](#)

- 5D** [ORD-0506](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: An ordinance amending Ordinance No. 1203-15-02-24 of the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 157 Unified Development Code by amending Subchapter 4, Zoning Districts and Use Regulations, Section 4.6.4 Home Occupation, by adding provisions relating to vehicles, equipment, and materials associated with home occupations, and prohibiting certain home occupations; amending Section 4.6.5 relating to screening for outdoor display and storage; and amending Subchapter 20, Definitions, by adding corresponding definitions; replacing all ordinances in conflict; containing severability and repealer clauses; providing for a penalty for a violation of Chapter 157, Subchapter 4 as a class C misdemeanor and a fine in an amount not to exceed \$2,000.00; and declaring an effective date.

**Attachments:** [Ordinance](#)

[Exhibit A](#)

- 5E** [ORD-0507](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: An ordinance amending Ordinance No. 1203-15-02-24 of the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 157 Unified Development Code by amending Subchapter 4, Zoning Districts and Use Regulations, by updating provisions relating to temporary uses and structures, integrating mobile food vendor provisions, and establishing a Temporary Use Permit process in Section 4.7; amending provisions relating to Mobile Food Vendors and Parks in Sections 4.9 and 4.10; amending Subchapter 20, Definitions, by adding corresponding definitions; and repealing Title IX General Regulations, Chapter 98 Temporary Storage Structures in its entirety; replacing all ordinances in conflict; containing severability and repealer clauses; providing for a penalty for a violation of Chapter 157, Subchapter 4 as a class C misdemeanor and a fine in an amount not to exceed \$2,000.00; and declaring an effective date.

**Attachments:** [Ordinance](#)

[Exhibit A](#)

## **6 Discuss and Consider**

**Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).**

**7 Adjourn**  
**Pat Epstein, Chair, 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.**

**Pat Epstein, Chair**

**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 January 31, 2020 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 contact Aileen Dryden, Americans with Disabilities Act (ADA) Coordinator, at aileend@pflugervilletx.gov or 512-990-6400 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 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.**