



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, December 2, 2019

7:00 PM

100 E. Main St., Suite 500

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 [2019-8032](#) Consider and Approve the 2020 Planning and Zoning Commission meeting schedule.

Attachments: [2020 Review and Meeting Schedules](#)

3B [2019-7876](#) Approving a Preliminary Plan for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (PP1907-01)

Attachments: [Townhomes of Old Town East Preliminary Plan Staff Report](#)
[Townhomes of Old Town East Preliminary Plan](#)

3C [2019-7950](#) Approving a Final Plat for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (FP1910-01)

Attachments: [Townhomes of Old Town East Final Plat Staff Report](#)
[Townhomes of Old Town East Final Plat](#)

3D [2019-7952](#) Approving a Final Plat for Carmel West Phase 3 Section 3; an approximate 1.479-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496; in Pflugerville Texas. (FP1910-02)

Attachments: [Carmel West Phase 3 Section 3 Final Plat Staff Report - Copy](#)

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

3E [2019-7921](#) Statutorily denying 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: [2. Pflugerville Apartment Preliminary Plan Staff Report](#)

[Pflugerville Apartment Preliminary Plan Comments](#)

3F [2019-7938](#) Statutorily denying a Preliminary Plan for Hutto 130 Subdivision; a 5.93 acre tract of land located in the N.D Walling Survey No. 233; in Williamson County, Texas. (PP1910-01)

Attachments: [Hutto 130 Subdivision PP Comments](#)

[Hutto 130 Subdivision Preliminary Plan Staff Report](#)

3G [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 PP Comments](#)

[Star Ranch Preliminary Plan Staff Report](#)

3H [2019-7951](#) Statutorily denying a Final Plat for Carmel West Phase 3 Section 2; an approximate 105.261-acre tract of land out of the John Leisse 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 Staff Report](#)

[Carmel West Phase 3 Section 2 Final Plat Comment Letter](#)

3I [2019-8037](#) Statutorily denying a Final Plat for The Ridge at Blackhawk Phase 1, Section 1; an approximate 43.655-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Juan Zambrano Survey No. 38, Abstract No. 845; in Travis County, Texas. (FP1906-06)

Attachments: [Staff Report_Ridge at Blackhawk Ph 1 Sec 1](#)

[Ridge at Blackhawk Ph1 Sec1 FP CommentsResponseLetter2](#)

3J [2019-8036](#) Statutorily denying a Final Plat for The Ridge at Blackhawk Phase 1, Section 2; an approximate 32.661-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (FP1908-02)

Attachments: [Ridge at Blackhawk Phase 1, Section 2 Staff Report](#)

[Ridge at Blackhawk Phase 1, Section 2 Final Plat](#)

3K [2019-7997](#) Statutorily denying a Final Plat for Vine Creek Phase 5; a 14.764-acre tract

of land out of the Juan Zambrand Survey No. 38, Abstract No. 844; Pflugerville, Texas. (PP1911-01)

Attachments: [Vine Creek Ph 5 Staff Report](#)

[Vine Creek Phase 5 Final Plat comments](#)

3L [2019-7943](#) Statutorily denying a Final Plat for Cielo South, a 21.455-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1909-01)

Attachments: [Cielo South FP Comments](#)

[Cielo South Final Plat Staff Report](#)

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-0499](#) To receive public comment and consider an application to rezone approximately 416.634 acres out of the W. Caldwell Survey, Section No. 66, Abstract No. 162 and out of the E. Kirkland Survey, Abstract No. 458 of Travis County, Texas, from Agriculture/Development Reserve (A), Urban (Level 4: CL4), and Urban Center (Level 5: CL5) to Planned Unit Development (PUD) district; to be known as the Lakeside Meadows PUD Rezoning. (REZ1906-01)

Attachments: [Lakeside Meadows PUD Rezoning Staff Report](#)

[Lakeside Meadows PUD Development Standards](#)

4B [ORD-0500](#) To receive public comment and consider an application to rezone approximately 93.559 acres out of the Sefrin Eiselin Survey No. 4, Abstract No. 265 of Travis County, Texas, from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) district; to be known as the Project Charm PUD Rezoning. (REZ1911-01)

Attachments: [Project Charm PUD Staff Report](#)

[Project Charm PUD Development Standards](#)

5 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).

6 Adjourn**Pat Epstein, 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.

Pat Epstein, 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 November 29, 2019 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.