



City of Pflugerville

Meeting Agenda - Final-revised Planning and Zoning Commission

Monday, March 4, 2013

7:00 PM

100 East Main Street, 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 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** [ORD-0140](#) To receive public comment and consider an application to change the zoning from Agriculture/Conservation (A) to Alternative Land Use Regulation (ALUR), for Lot 3, Block A Pfairway Office Park, an approximate 14.47-acre lot out of the William Barker Survey No. 74 in Travis County, Texas, to be known as the Pfairway Park ALUR Rezoning. (REZ1212-01)

Attachments: [Staff Report](#)

[Pfairway Park ALUR 2.21.2013](#)

[DRAFT - Pfairway Park ALUR Ordinance](#)

- B** [ORD-0144](#) To receive public comment and consider an application for a special district for a proposed small package distribution facility in the Corridor Urban Level 5 (CL-5) zoning district on Lot 3C of the Renewable Energy Park Subdivision, locally addressed as 3811 Helios Way, to be known as the Project Pandora Special District. (SD1302-01)

Attachments: [Project Pandora P&Z report](#)

[Application Packet](#)

- C** [ORD-0145](#) TO RECEIVE PUBLIC COMMENT AND CONSIDER AN ORDINANCE

AMENDING THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE AMENDING SUBCHAPTER 4 ESTABLISHMENT OF DISTRICTS AND BOUNDARIES, SECTION C(2) AND C(3) BY ADDING WRECKER/TOWING SERVICES AND AUTO SALVAGE YARD USES AND CONDITIONS; SECTION C(4) REGARDING GENERAL REGULATION SETBACKS; SUBCHAPTER 5 ESTABLISHMENT OF OVERLAYS AND SPECIAL DISTRICTS, SECTION B. SH 130 AND SH 45 CORRIDOR DISTRICTS, SUBSECTION 29, PROVISION B REGARDING SITE DEVELOPMENT STANDARDS; AMENDING SUBCHAPTER 7 GENERAL REGULATIONS, SECTIONS F AND G REGARDING OUTSIDE DISPLAY AND STORAGE IN OFFICE, RETAIL, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; AMENDING SUBCHAPTER 10 PARKING, MOBILITY AND CIRCULATION, SUBSECTION C OFF-STREET PARKING REQUIREMENTS, TABLE 1: REQUIRED PARKING RATIO, TO INCLUDE PARKING STANDARDDS FOR DAY CARE USES; AMENDING SUBCHAPTER 15 SUBDIVISION PROCESS, SECTION X, PROVISION 3 REGARDING THE NUMBER OF ACCESS POINTS REQUIRED FOR A SUBDIVISION; AMENDING SUBCHAPTER 20 DEFINITIONS SECTION C, ADDING WRECKER/TOWING SERVICES AND AUTO SALVAGE YARD AND AMENDING OUTDOOR DISPLAY AND OUTDOOR STORAGE (CA1302-01)

Attachments: [Minor UDC Amendments Staff Report](#)

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** [2013-1639](#) Approving a Final Plat for Falcon Pointe Section Nine-South (Phase 2); a 9.024-acre tract of land out of the John Davis Survey No. 13, in Pflugerville, Texas. (FP1301-01)
Attachments: [Staff Report](#)
[Falcon Pointe Sec. 9 South Ph. 2 Final Plat](#)
- B** [2013-1640](#) Approving the Penley Park Preliminary Plan; a 48.83-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1108-01)
Attachments: [Staff Report](#)
[Penley Park Preliminary Plan](#)
- C** [2013-1712](#) Approving a Final Plat and a Subdivision Variance for Spring Trails Phase 9, a 7.559-acre tract of land out of the John Van Winkle Survey No. 70, Abs. 787, in Pflugerville, Texas (FP1301-02).

Attachments: [ST Ph. 9 P&Z Staff Report 2.20.13](#)
[Spring Trails-Ph 9](#)
[Phase 9 Subdivision Variance Request](#)

D [2013-1713](#) Approve the Planning and Zoning Commission minutes for the February 4, 2013 meeting.

Attachments: [P & Z Regular Minutes-Final 02042013.pdf](#)

E [2013-1714](#) Approve the Planning and Zoning Commission Worksession minutes for the February 4, 2013 meeting.

Attachments: [P & Z Worksession Minutes-Final 02042013.pdf](#)

5 Future Agenda Items

6 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 March 1, 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.