



City of Pflugerville

Meeting Agenda

Planning and Zoning Commission

Monday, January 3, 2011

7:00 PM

100 E Main St., Suite 500

Naji Norder – Chairman
Sam Storms – Member
Rodney Blackburn – Member
Kirk Lowe – Member

Thomas Anker – Vice-Chair
Lisa Ely - Member
Kathy Taylor - Member

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 three (3) 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 three (3) minutes and will be asked to state his or her name and address for the public record.

2010-0351 To receive public comment and consider an application to rezone approximately 26.6 acres of a 43.6-acre tract of land recorded in Document No. 2007122141 and 2008046183, generally located southwest of Olympic Dr. and Heatherwilde Blvd. intersection, from Alternative Land Use Regulation (ALUR) to a Single-Family Suburban (SF-S) District; and to provide associated amendments to the Wells Point Alternative Land Use Regulation District (ALUR) to address the proposed rezoning; to be known as the Reserve at Heatherwilde Rezoning (REZ1011-02).

Attachments: Reserve at Heatherwilde Report - P&Z
ORD 883-07-05-15 - Existing ALUR

- 2010-0366** To receive public comment and consider an application for a Specific Use Permit for a proposed Body Art Studio in the Central Business District for Lots 10-12, Block A of the Pflugerville Subdivision, locally known as 101 E. Pecan St, generally located at the southeast corner of S. 1st St. and Pecan St; to be known as the Freedom Machine Tattoo Specific Use Permit (SUP1011-01).
Attachments: Staff Report
- 2010-0371** To receive public comment and consider an application to change the zoning from Agriculture/Conservation (A) to General Business 1 (GB1) for a 5-acre tract out of the J. Davis Survey No 13, Abstract No. 231, within Pflugerville, TX to be known as the Blackhawk Commercial Rezoning. The property is generally located at 2711 Kelly La., east of Falcon Pointe Blvd. (REZ1011-03).
Attachments: Staff Report
- 2010-0372** To receive public comment on code amendments to Chapter 157: Unified Development Code; Amending Subchapter 2 Administration; (A)(B) and (D) by reassigning the authority of the Architectural Review Board (ARB) to the Planning and Zoning Commission and removing any references of the Architectural Review Board; Amending Subchapter 9; (F)(5) and (G)(5) by reassigning the responsibilities of the Architectural Review Board (ARB) to the Planning and Zoning Commission; and Amending Subchapter 20 (C) to remove the definition of Preliminary Architectural Plan.
Attachments: ARB - Staff Report Code Amendment
- 2010-0373** To receive public comment on code amendments to Chapter 155, Subchapter B: Central Business District; Amending Subsections 155.1202 Site Access and Circulation (E)(3); 155.1206 Landscaping and Screening (C)(1)(f); 155.1207 Site Lighting (D)(3)(d); 155.1305 Signs (O)(2)(j) by reassigning the responsibilities of the Architectural Review Board (ARB) to the Administrator; Amending Subsection 155.1306 Public Art by reassigning the responsibilities of the Architectural Review Board (ARB) to the Planning and Zoning Commission; Amending Subsections 155.1501 Review Bodies; 155.1502 General Review Provisions; 155.1504 Major Permit Review; 155.1505 Criteria for Approval; 155.1507 Modifications to Approved Permits by reestablishing general processes and procedures for plan approval; and Amending Subsection 155.1601 Defined Terms, Preliminary Architectural Plan.
Attachments: ARB - Staff Report Code Amendment

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.

- 2010-0289** Consider a Subdivision Variance and associated Preliminary Plan for Falcon Pointe #4A; a 62.37-acre tract of land out of the John Beckham Survey No. 16, Abstract No. 55, in Pflugerville, Texas. (PP1009-01)
Attachments: Staff Report
Subdivision Variance
Falcon Pointe Preliminary Plan #4A
- 2010-0365** Consider a Final Plat for Spring Trails Ph. 3 a 10.69-acre tract of land out of the John Van Winkle Survey No. 70, Abstract 787, in Pflugerville, Texas. (FP1011-01)
Attachments: Staff Report
Spring Trails Ph 3 Final Plat
- 2010-0370** Approve the minutes for the December 6, 2010 Planning and Zoning Commission meeting.
Attachments: P & Z Minutes 12.6.2010
- 2010-0374** Consider the 2011 meeting schedules for Preliminary Plats, Final Plats, Rezoning, and the Board of Adjustment included within the Supplemental Schedule.
Attachments: 2011 Meeting Schedules

Discuss Only

- 2010-0376** Discuss the resolution approved by City Council concerning Council, Board, Commission, Committee expenses and reimbursements.
Attachments: Memo
RES 1268-10-10-12-0012

Discuss and Consider

- 2010-0377** Appoint Chair, Vice Chair and Secretary to the Planning and Zoning Commission.

6 Council Action Update

- 2010-0375** City Council Update
Attachments: Memo - Council Action Update

7 Future Agenda Items

8 Adjourn

Naji Norder, 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.

Naji Norder, 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 December 31, 2010 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Karen Thompson, City Secretary

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An agenda with links to the supporting documents for this meeting is available for review on the City of Pflugerville website: <http://pflugerville.legistar.com/Calendar>. For assistance, please contact the Planning Department at 512-990-6300.