



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, December 5, 2016

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 [2016-5415](#) Approve the Planning & Zoning Commission minutes for the November 7, 2016 regular meeting

Attachments: [Final P&Z Meeting Minutes_11072016](#)

- 3B [2016-5372](#) 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. (PP1605-03)

Attachments: [Timmerman Subdivision Preliminary Plan Staff Report](#)
[Timmerman Subdivision Preliminary Plan](#)

- 3C** [2016-5411](#) Approving a Final Plat for Lot 3, Block A Timmerman Subdivision, a 12.279-acre tract of land out of the Taylor S. Barnes Survey No. 46, Abstract No. 67 in Pflugerville, Texas. (FP1607-05)
Attachments: [Lot 3, Block A Timmerman Subdivision Final Plat Staff Report](#)
[Lot 3, Block A Timmerman Subdivision Final Plat](#)
- 3D** [2016-5373](#) Approving a Preliminary Plan for Carmel West Phase I, Sections 1 & 2; a 147.153-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 in Travis County, Texas. (PP1604-01)
Attachments: [Carmel Phase 1, Sections 1 & 2 Preliminary Plan Staff Report](#)
[Carmel Phase 1, Sections 1 & 2 Preliminary Plan](#)
- 3E** [2016-5332](#) Approving a Preliminary Plan for Vine Creek, a 147.153-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 in Travis County, Texas. (PP1512-02)
Attachments: [Vine Creek Preliminary Plan Staff Report](#)
[Vine Creek Preliminary Plan](#)
- 3F** [2016-5368](#) Approving a Final Plat for Avalon Phase 16B; a 2.28-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1609-07)
Attachments: [Avalon Ph. 16B Final Plat Staff Report](#)
[Avalon Ph. 16B Final Plat](#)
- 3G** [2016-5386](#) Approving Sorento Preliminary Plan Revision #2; a 360.75-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (PP1605-01)
Attachments: [Staff Report](#)
[Sorento Preliminary Plan Revision #2](#)
[5th Amendment to the Development Agreement](#)
[Exhibit Showing Revisions](#)

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-0333](#) Conduct a public hearing and consider a Specific Use Permit application for a proposed Office/Warehouse land use on a portion of a 60.16 acre tract of land situated in the Thomas G. Stuart Survey, Section No. 6, Abstract 689 in Pflugerville, Travis County, TX, generally located north of New Meister Ln., west of N. Heatherwilde Blvd., east of Meister Ln., and south of SH 45 in Pflugerville, TX, to be known as the Living Spaces Specific Use Permit. (SUP1611-01)

Attachments: [Staff Report Living Spaces Specific Use Permit](#)

[Ordinance Living Spaces Specific Use Permit](#)

[EXHIBIT C - General Site Layout, Streetscape & Screening Plan](#)

[Letter From Applicant](#)

5 Presentation

- 5A** [2016-5405](#) Discussion and update regarding the City's Capital Improvement Program.
- 5B** [2016-5413](#) Presentation of an End of Year review of the implementation of the Unified Development Code (UDC) requirements adopted in 2015.

6 Discuss and Consider

- 6A** [2016-5406](#) Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2015.

Attachments: [CAPER 2015 Final Draft](#)

7 Future Agenda Items

8 Adjourn
Kevin Kluge, 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.

Kevin Kluge, 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 2, 2016 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.