



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, January 6, 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 and Consider

- 3A [2020-8098](#) Elect a Chair and Vice-Chair to the Planning and Zoning Commission for 2020.

#### 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 [2019-8033](#) Approve the Planning and Zoning Commission Minutes for October 7, 2019 regular meeting.

*Attachments:* [Minutes P&Z meeting - 10.7.2019](#)

- 4B [2020-8119](#) Approve the Planning and Zoning Commission Minutes for November 4, 2019 regular meeting.

*Attachments:* [November 4, 2019 Regular Meeting Minutes](#)

- 4C [2019-7942](#) Approving a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 29.577-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP1908-03)

**Attachments:** [Lifestyle Communities Ph 1 Final Plat Staff Report](#)  
[Lifestyle Communities Ph1 Final Plat Comments](#)  
[Lifestyle Communities Phase 1 Final Plat](#)  
[Lifestyle Communities Ph 1 Final Plat General Location Map](#)

- 4D** [2019-7943](#) Approving 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 Final Plat Staff Report Approval](#)  
[Cielo South Final Plat](#)  
[Cielo South Final Plat](#)
- 4E** [2019-8092](#) Statutorily denying a Preliminary Plan 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. (PP1912-01)  
**Attachments:** [Pflugerville East Center Preliminary Plan Staff Report](#)  
[Pflugerville East Center Preliminary Plan Comments](#)
- 4F** [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](#)
- 4G** [2020-8094](#) Statutorily denying 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 Comments](#)
- 4H** [2020-8095](#) Statutorily denying 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 Staff Report](#)  
[Pflugerville Farms Apartments Final Plat Comments](#)
- 4I** [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 R1](#)
- 4J** [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 Comments](#)

- 4K** [2019-7946](#) Statutorily denying a Preliminary Plan for Cielo North; a 28.316-acre tract of land out of the S. Darling Survey NO. 102; Pflugerville, Texas. (PP1906-01)  
**Attachments:** [Cielo North Preliminary Plan Staff Report](#)  
[Cielo North Preliminary Plan Comments](#)
- 4L** [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 R3](#)  
[Hutto 130 Subdivision Preliminary Plan Staff Report](#)
- 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 Comments](#)
- 4N** [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:** [Pflugerville Apartment Preliminary Plan Staff Report](#)  
[Pflugerville Apartment Preliminary Plan Comments](#)
- 4O** [2020-8100](#) Statutorily denying a Preliminary Plan Revision for Villages of Hidden Lake; affecting approximately 17.52-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in Pflugerville, Travis County Texas. (PP1911-01)  
**Attachments:** [Villages of Hidden Lake Revised Preliminary Plan Staff Report](#)  
[Villages of Hidden Lake Revised Preliminary Plan Comments](#)
- 4P** [2020-8110](#) Statutorily denying a Final Plat for Villages of Hidden Lake Commercial; a 17.52-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in Pflugerville, Travis County Texas. (FP1912-02)  
**Attachments:** [Villages of Hidden Lake Commercial Final Plat Staff Report](#)  
[Villages of Hidden Lake Commercial Final Plat Comments](#)
- 4Q** [2020-8112](#) Statutorily denying a request to Vacate Lot 2 of the Bratcher Subdivision, in Pflugerville, Texas. (FP1912-04)  
**Attachments:** [Bratcher Subdivision Partial Vacate Staff Report](#)  
[Bratcher Subdivision Partial Vacate Comments](#)
- 4R** [2020-8111](#) Statutorily denying 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 Staff Report](#)  
[Timmerman Subdivision Preliminary Plan Comments](#)

- 4S [2020-8096](#) Statutorily denying a Preliminary Plan for Pfennig Lane and E. Pecan Street Improvements; an approximate 5-acre tract of land out of the Seffrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (PP1912-03)

**Attachments:** [Pfennig Lane and E. Pecan Street Improvement Preliminary Plan Staff Report](#)  
[Pfennig Lane And E Pecan St Improvements Preliminary Plan Comments](#)

## 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-0502](#) To receive public comment and consider an application to rezone approximately 150 acres out of the Seffrin Eiselin Survey No. 4, Abstract No. 265, from Agriculture/Development Reserve (A) to Urban (Level 4: CL4) district; to be known as Timmerman 2020 Rezoning. (REZ1911-04)

**Attachments:** [Timmermann 2020 Rezoning Staff Report](#)

- 5B [ORD-0503](#) To receive public comment and consider an application to rezone portions of the Carmel subdivision in order to address a recent annexation and minor adjustments in a new section of the single family development. The rezoning includes an approximate 0.20 acre tract from Agriculture/Development Reserve (A) District to Single Family Mixed Use (SF-MU) District; an approximate 0.05 acre tract from Single Family Residential (SF-R) District to Single Family Mixed Use (SF-MU) District; and a 5.0 acre tract, a 0.22 acre tract and a 0.81 acre tract from Agriculture/Development Reserve (A) District to Single Family Residential (SF-R) District; all of which are within portions of the Joseph Wiehl Survey No. 8, Abstract No. 802 and the John Lisse Survey No. 18, Abstract No. 496 of Travis County, Texas; to be known as the Carmel W. Ph. 3, Sec. 1 & 2 Rezoning. (REZ1911-03)

**Attachments:** [Carmel West Phase 3, Section 1 & 2 Rezoning staff report](#)

## 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, 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 January 3, 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.**