



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, March 2, 2020

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 [2020-8281](#) Approve the Planning and Zoning Commission Minutes for January 6, 2020 regular meeting.
Attachments: [January Minutes](#)
- 3B [2020-8282](#) Approve the Planning and Zoning Commission Minutes for February 3, 2020 regular meeting.
Attachments: [February Minutes](#)
- 3C [2019-7939](#) Conditionally Approving 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_ Conditional Approval](#)
[Star Ranch Preliminary Plans](#)
- 3D [2020-8117](#) Conditionally Approving 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 Conditional Approval Staff Report](#)
[Blackhawk Plaza Preliminary Plans](#)

- 3E** [2020-8146](#) Conditionally Approving a Final Plat for Blackhawk Plaza, a 1.202-acre tract of land out of the John Kelsey Survey, Abstract NO. 2753, Travis County, Texas. (FP2001-02)
- Attachments:** [Blackhawk Plaza FP Conditional Approval Staff Report](#)
[Blackhawk Plaza Final Plat](#)
- 3F** [2020-8257](#) Statutorily denying a Preliminary Plan for Lakeside Meadows; an approximate 320-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162 and the E. Kirkland Survey, Abstract No. 458; in Pflugerville, Texas. (PP2002-01)
- Attachments:** [Lakeside Meadows Preliminary Plan Staff Report](#)
[Lakeside Meadows Preliminary Plan Comments](#)
- 3G** [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 Comments](#)
- 3H** [2020-8258](#) Statutorily denying a Final Plat for Lakeside Meadows Ph. 1; a 22.060-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2002-01)
- Attachments:** [Lakeside Meadows Industrial Ph. 1 final plat Staff Report](#)
[Lakeside Meadows Industrial Ph. 1 Comments](#)
- 3I** [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](#)
- 3J** [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](#)
- 3K** [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](#)

- 3L** [2019-7944](#) Statutorily denying a Final Plat for Cielo North, a 13.361-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1906-03)

Attachments: [Cielo North Final Plat Staff Report](#)
[Cielo North Final Plat Comments](#)

- 3M** [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 Ph 5 Final Plat Comments](#)

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-0502](#) To receive public comment and consider an application to rezone approximately 150 acres out of the Sefrin 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](#)
[Citizen Petition and Map](#)
[Citizen Received Email](#)

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).

- 5A** [2020-8248](#) Discuss and consider approving the updated Water Master Plan and Wastewater Master Plan

Attachments: [Draft Pflugerville Water Master Plan Report](#)
[Draft Pflugerville Wastewater Master Plan Report](#)

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 February 28, 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.