



City of Pflugerville

Meeting Agenda - Final Planning and Zoning Commission

Monday, May 6, 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 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** [2013-1829](#) Approving the Colorado Sand ROW Dedication final plat, a 5.920-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231 in Travis County, Texas. (FP1303-04)
Attachments: [Staff Report](#)
 [Colorado Sand ROW final plat](#)

- B** [2013-1837](#) Approve the Planning and Zoning Commission Worksession minutes for the April 1, 2013 meeting.
Attachments: [Draft P & Z Worksession Minutes 04012013.pdf](#)

- C** [2013-1838](#) Approve the Planning and Zoning Commission minutes for the April 1, 2013 regular meeting.
Attachments: [Draft P & Z Regular Minutes 04012013.pdf](#)

- D** [2013-1881](#) Approving a one time, 180-day extension for the Highland Park Portchester Castle Path Construction Permit (CON-13-001).

Attachments: [Staff Memo](#)
[Highland Park Construction Plan Extension Request](#)

- E [2013-1884](#) Approving a Preliminary Plat for Pfairway Park, a 14.5-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, in Pflugerville, Texas. (PP1302-03)

Attachments: [Staff Report](#)
[Pfairway Park Preliminary Plat](#)

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.

- A [2013-1914](#) Conduct a public hearing on the boundaries of the Central Business District (CBD) as defined in Chapter 155 Subchapter B Section 155.1103.

Attachments: [Staff Report - CBD Boundary](#)

- B [ORD-0151](#) TO RECEIVE PUBLIC COMMENT AND CONSIDER AN ORDINANCE AMENDING THE CITY OF PFLUGERVILLE CODE OF ORDINANCE TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE AMENDING SUBCHAPTER 4 ESTABLISHMENT OF DISTRICT AND BOUNDARIES, SECTION C(2) AND C(3) BY ADDING ALTERNATIVE FINANCIAL SERVICES, PAWN SHOPS AND BAIL BOND USES AND CONDITIONS; AND SUBCHAPTER 20 DEFINITIONS SECTIONS B AND C ADDING ALTERNATIVE FINANCIAL SERVICES, PAWN SHOPS, BAIL BONDS AND RELATED DEFINITIONS (CA1304-01).

Attachments: [Staff Report - Alternative Financial Services Ordinance](#)

- C [ORD-0153](#) To receive public comment and consider a Special District application for a proposed Research and Development Center Use, more specifically an underground ballistics laboratory, on a 21.83 acre portion of Lot 3 of the Renewable Energy Park, to be further subdivided as Lot 3D, located in Pflugerville, TX, to be known as the Project Orion Special District (SD1304-01).

Attachments: [Staff Report](#)
[Application](#)
[DCS Letter](#)
[Project Description - Economic Development](#)
[Exhibit A - Aerial & Locator Map](#)
[Exhibit B - Site layout](#)

5 Discuss and Consider

- A** [2013-1908](#) To discuss and consider a recommendation to the City Council on the 5-year Capital Improvement Plan for FY 2014 - 2018

Attachments: [Staff Report](#)
 [Street CIP Maps](#)
 [Utility CIP Maps](#)

- B** [RES-0141](#) Discuss and consider approving a recommendation to the City Council regarding an annual annexation plan.

Attachments: [Memo - annexation plan 2013](#)
 [resolution](#)
 [Exhibit A - ANNEXATION PLAN 2013](#)

6 Future Agenda Items

7 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 May 3, 2013 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Karen Thompson, City Secretary

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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.