



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, April 6, 2015

7:00 PM

100 E. Main St., 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 [2015-3767](#) Approving the Planning and Zoning Commission Minutes for the March 2, 2015 regular meeting.

Attachments: [P & Z Minutes 03022015](#)

- B [2015-3795](#) Approving a Final Plat for Falcon Pointe Section Nineteen; a 2.983-acre tract of land out of the John Davis Survey 13, Abstract No. 231; in Pflugerville, Travis County Texas. (FP1502-01)

Attachments: [Falcon Pointe Sec 19 Final Plat Staff Report](#)

[Falcon Pointe 19 Final Plat](#)

- C [2015-3826](#) Approving a Final Plat for Shops at 685, Phase 1 a 6.682-acre tract of land out of the T.G. Stuart Survey No. 1, Abstract No. 689 in Pflugerville, Texas. (FP1503-01)

Attachments: [Shops at 685, Phase 1 Final Plat Staff Report](#)

[Shops at 685, Phase 1 Final Plat](#)

- D** [2015-3827](#) Approving a Preliminary Plan for Wuthrich Hill Farms Section Two, a 48.585-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas. (PP1407-03)
 Attachments: [Wuthrich Hill Farms Preliminary Plan Staff Report](#)
 [Wuthrich Hill Farms Section Two Preliminary Plan](#)
- E** [2015-3828](#) Approving a Revised Preliminary Plan for Park at Blackhawk IV; affecting 28.99 acres of land out of the George Grimes Survey No. 33 and V.W. Swearengen Survey No. 32, in Travis County, Texas. (PP1407-01)
 Attachments: [Park at Blackhawk Ph. IV Revised Preliminary Plan Staff Report](#)
 [Park at Blackhawk Ph. IV Revised Preliminary Plan](#)
- F** [2015-3829](#) Approving a Revised Preliminary Plan for Park at Blackhawk VI; affecting 36.19 acres of land out of the V.W. Swearengen Survey No. 32, in Travis County, Texas. (PP1407-02)
 Attachments: [Park at Blackhawk Ph VI Revised Preliminary Plan Staff Report](#)
 [Park at Blackhawk Ph VI Revised Preliminary Plan](#)

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** [ORD-0240](#) Conduct a public hearing and consider an application to rezone approximately 5.44 acres out of the J. Van Winkle Survey No. 14, Abstract No. 786, located generally northeast of the intersection of Black Locust Dr. and Grand Ave. Pkwy from Agriculture/Conservation (A) to Multi-Family 10 (MF-10) district; to be known as the Gardens at Black Locust Rezoning. (REZ1406-01)
 Attachments: [Gardens at Black Locust rezoning staff report](#)
 [Draft Ordinance](#)
- B** [ORD-0236](#) Conduct a public hearing and consider an application to rezone approximately 19.76 acres out of the Edward Flints Survey No. 11, Abstract No. 11 and 277, locally addressed as 4109 Kelly Lane, from Agriculture/Conservation (A) to Retail (R) district; to be known as the Holy Word Church Rezoning. (REZ1501-01)
 Attachments: [Holy Word Church rezoning staff report](#)
 [Draft Ordinance](#)
- C** [ORD-0239](#) Conduct a public hearing and consider an application to rezone 1.81 acres from Agriculture/ Conservation (A) to General Business-1 (GB-1) zoning district, and 3.189 acres from Agriculture/ Conservation (A) to General Business-2 (GB-2) zoning district; land situated in the Henry Blessing Survey No. 3, Abstract No. 99 and the Sefrin Eiselin Survey

No. 1, Abstract 265, Travis County, TX., generally located along F.M. 685 and south of Pfennig Ln.; to be known as the Cross Development Rezoning. (REZ1503-01)

Attachments: [Cross Development Rezoning Staff Report](#)
[Ordinance](#)

- D** [ORD-0238](#) Discuss and consider recommending approval amending the 2030 Comprehensive Plan by amending the Master Transportation Plan as an element of the overall comprehensive plan with the caption reading: AN ORDINANCE AMENDING CHAPTER 153 OF THE CODE OF ORDINANCES FOR THE CITY OF PFLUGERVILLE, TEXAS, BY AMENDING THE THIRD POLICY CHAPTER OF THE 2030 COMPREHENSIVE PLAN TO UPDATE THE ELEMENTS OF THE OVERALL PLAN TO INCLUDE THE UPDATED MASTER TRANSPORTATION PLAN DATED APRIL 2015 PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Attachments: [Master Transportation Plan Update April 2015](#)
[Map - Roadways](#)

5 Discuss and Consider

- A** [2015-3830](#) To discuss and consider a recommendation to the City Council on the 5-year Capital Improvement Plan for FY 2016-2020

Attachments: [P&Z-Staff Report CIP 4.6.2015](#)

6 Discuss Only

- A** [2015-3792](#) Presentation regarding downtown visioning.

7 Future Agenda Items

8 Adjourn
Rodney Blackburn, 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.

Rodney Blackburn, 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 April 3, 2015 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.