



City of Pflugerville

Meeting Agenda

Planning and Zoning Commission

Monday, October 4, 2010

7:00 PM

100 E Main St., Suite 500

Naji Norder – Chairman

Thomas Anker – Vice-Chair

Sam Storms – Member

Lisa Ely - Member

Rodney Blackburn – Member

Kathy Taylor - Member

Kirk Lowe – Member

1 Call to Order

2 Citizens Communication

The Commission welcomes comment on planning and zoning items 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 three (3) 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 Planning and Zoning 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 [2010-0201](#) September 13, 2010 Minutes

Attachments: [Minutes P & Z - 09.13.10](#)

B [2010-0214](#) Falcon Pointe Ph 2A

Attachments: [Falcon Point Ph 2A Location Map: PP1008-02](#)
[Falcon Pointe PH. 2A Preliminary Plan - 09.22.2010](#)

C [2010-0215](#) Approval of a Revised Preliminary Plan for Phase VI of the Villages of Hidden Lake subdivision; a 5.51-acre tract of land out of the George Martin Survey No. 9, Abstract No. 529, in Pflugerville, Texas. (PP1008-01)

Attachments: [9.14.2010 resubmittal..](#)

- D [2010-0216](#) Approve a Revised Preliminary Plan for Highland Park Phase B; an 84.74-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Travis County, Texas., in Pflugerville, Texas.

Attachments: [Highland Park Ph B-Revised Location Map - PP1008-03](#)
[HP PH B Revised Preliminary Plan - 09.10.2010](#)

- E [2010-0217](#) Approving a Final Plat with Subdivision Variance for Highland Park Phase B-3; a 2.99-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas. (FP1007-01)

Attachments: [Highland Park PH B Sec 3 Location Map - FP1007-01](#)
[Fiscal Security Subdivision Variance Request](#)
[HP B3 Final Plat](#)

4 Public Hearing

- A [2010-0218](#) Hold a public hearing and consider a Replat for a portion of Highland Park Phase D, Section 1 to create 12 single-family residential lots which are currently 6 duplex lots on a total of approximately 2.51 acres; to be known as the Replat of Lots 1-3, Block "P" and Lots 1-3, Block "Q" Highland Park Phase D, Section 1. (RP1008-01)

Attachments: [HP D1 Replat - 09.10.2010](#)

- B [2010-0219](#) Hold a public hearing and consider a Text Amendment to Chapter 157: Unified Development Code; Amending Subchapter 4 Establishments of Districts and Boundaries, Residential Zoning Districts to add requirements addressing setbacks for storage sheds under and over 200 sq ft. (CA1009-01)

Attachments: [Shed Setback Staff Report Text Amendment](#)
[Shed Setback Text Amendment ORDINANCE](#)

- C [2010-0220](#) Hold a public hearing and consider a text amendment to Chapter 157: Unified Development Code; Amending Subchapter 4 Establishments of Districts and Boundaries; Residential Zoning Districts and Office, Retail and Commercial Zoning Districts to add requirements addressing athletic fields with and without lighting; and amending Subchapter 13 Lighting Standards.

Attachments: [Athletic Field Lighting - Staff Report](#)

5 Future Agenda Items

6 Council Action Update

- A 2010-0213 Comprehensive Plan

7 Adjourn

Naji Norder, 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.

Naji Norder, 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 October 1, 2010 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Karen Thompson, City Secretary

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A packet containing all supporting documents for this agenda is available for inspection at the Pflugerville City Hall between the hours of 8:00 AM and 5:00 PM and at the Pflugerville Community Library during regular library hours.