



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, August 1, 2016

7:00 PM

100 E. Main St., Suite 500

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 [2016-5080](#) Approve the Planning & Zoning Commission minutes for the July 18, 2016 regular meeting

Attachments: [Final P&Z meeting minutes 07182016](#)

- 3B [2016-5082](#) Approving a Preliminary Plan for the Village on Legacy Subdivision; a 17.659 acre tract of land out of the E. Bebee Survey No. 5, Abstract 53 in Pflugerville, TX. (PP1602-01)

Attachments: [Village on Legacy Subdivision Preliminary Plan Staff Report](#)
[Village on Legacy Subdivision 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.

- 4A** [ORD-0321](#) To receive public comment and consider an application to rezone approximately 8.62 acres of land out of the J.C. Cunningham Survey, Abstract No. 163 from Agriculture/Conservation (A) to General Business 1 (GB1) district; to be known as the Ballantyne Retail Rezoning. (REZ1606-02)

Attachments: [Ballantyne Retail.RPT](#)

- 4B** [ORD-0319](#) Conduct a public hearing and consider an application to amend the Falcon Pointe ALUR-2 South (PUD), to allow for a convenience store with gas pumps land use with limitations and medical facility, hospital, medical office and/or traditional office uses without square footage limitations; a 148.55-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, in Pflugerville, Travis County, Texas. (REZ1606-03)

Attachments: [Falcon Pointe ALUR 2-South Staff Report](#)

[Proposed Amendment to Falcon Pointe ALUR 2-South PUD](#)

[Permitted Land Uses Falcon Pointe South](#)

- 4C** [ORD-0320](#) To receive public comment and consider an application to amend "The Commons at Heatherwilde and Pecan Planned Unit Development" by rezoning and adding a total of 1.0 acres into the PUD, and amending the existing development standards, to become applicable to approximately 38.465 acres located approximately southwest of the Old Austin-Pflugerville Road and Pecan St. intersection, and approximately 7.279 acres platted as Lot 5, Block A Wells Point Commercial Filing I, located between Old Austin-Pflugerville Road and Heatherwilde Blvd; to continue to be known as The Commons at Heatherwilde and Pecan Planned Unit Development. (REZ1606-01)

Attachments: [General Location Map](#)

[Commons at Heatherwilde & Pecan PUD Rezoning Staff Report](#)

[Land Use Plan Comparison Exhibit](#)

[The Commons at Heatherwilde & Pecan Development Standards](#)

Future Agenda Items

The next Planning and Zoning Commission meeting will be Monday, September 19th at 7:00 pm.

6 Adjourn

Kevin Kluge, 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.

Kevin Kluge, 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 29th day of July, 2016 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.