



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, September 19, 2016

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** [2016-5207](#) Approve the Planning & Zoning Commission minutes for the August 1, 2016 regular meeting
Attachments: [Final P&Z Meeting Minutes 08012016](#)
- 3B** [2016-5019](#) Approving a Final Plat for Verona Section 2; a 16.197-acre tract of land out of the James P. Kempe Survey No. 12, Abstract No. 464, in Pflugerville, Texas. (FP1604-03)
Attachments: [Verona Section 2 Final Plat Staff Report](#)
 [Verona Section 2 Final Plat](#)
- 3C** [2016-5151](#) Approving a Final Plat for Avalon Phase 17A; an 18.81-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1602-03)
Attachments: [Avalon Ph. 17A Final Plat Staff Report](#)
 [Avalon Ph. 17A Final Plat](#)

- 3D** [2016-5202](#) Approving a Revised Preliminary Plan for a Resubdivision of Lot 1B of the Pflugerville Community Development Corporation Renewable Energy Park; a 3.830-acre tract of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas. (PP1607-01)

Attachments: [Revised Lot 1B Renewable Energy Park Preliminary Plan Staff Report](#)
[Revised Lot 1B Renewable Energy Park Preliminary Plan](#)

- 3E** [2016-5147](#) Approving a Final Plat for Helios Way; a 3.712-acre tract of land out of the William Caldwell Survey No. 66, Abstract No. 162 and Taylor S. Barnes Survey No. 46, Abstract No. 67, in Travis County, Texas. (FP1607-01)

Attachments: [Helios Way Final Plat Staff Report](#)
[Helios Way Final 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.

- 4A** [ORD-0319](#) 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](#)
[Joint Access Easement](#)

Legislative History

| | | |
|---------|--------------------------------|-----------|
| 8/1/16 | Planning and Zoning Commission | Tabled |
| 8/23/16 | City Council | Postponed |

- 4B** [ORD-0324](#) To receive public comment and consider an application to rezone approximately 3.218 acres out of the John Van Winkle Survey No. 70, Abstract No. 877, located generally northwest of the W. Pflugerville Pkwy and Picadilly Dr. intersection, from Agriculture/Conservation (A) to Neighborhood Services (NS) district; to be known as the Islamic Center of Pflugerville Rezoning. (REZ1608-01)

Attachments: [Islamic Center of Pflugerville Staff Report](#)

- 4C** [2016-5203](#) To receive public comment and consider an application for a Replat of Lot 1B of the Replat of Lot 2D of the Replat of Lot 2C - Renewable Energy Park and Lot 1B of the Replat of Lot 1 - Renewable Energy Park. (FP1608-01)

Attachments: [Replat of Lot 1B Renewable Energy Park staff report](#)
[Replat of Lot 1B Renewable Energy Park Final Plat](#)

- 4D** [2016-5204](#) To receive public comment and consider an application to Replat Lot 2E Renewable Energy Park. (FP1607-02)

Attachments: [Replat of Lot 2E Renewable Energy Park staff report](#)
[Replat of Lot 2E Renewable Energy Park](#)

5 Future Agenda Items

The next Planning and Zoning Commission Meeting is Monday, October 3, 2016 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 September 16, 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.