



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, November 5, 2018

7:00 PM

100 E. Main St., Suite 500

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#### 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 [2018-7112](#) Consider and Approve the 2019 Planning and Zoning Commission meeting schedule.

*Attachments:* [2019 Review and Meeting Schedule](#)

- 3B [2018-7089](#) Approving a Final Plat for the Park at Blackhawk IV Phase 5B; a 13.92-acre tract of land out of the V.W. Swearngen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1804-01)

*Attachments:* [Park at Blackhawk IV, Phase 5B final plat staff report](#)

[Park at Blackhawk IV, Phase 5B final plat](#)

- 3C [2018-7157](#) Approving a Preliminary Plan for Pfluger Haus, an approximate 99.654-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689 in Pflugerville, Texas. (PP1803-02)

*Attachments:* [Pfluger Haus Preliminary Plan Staff Report](#)

[Pfluger Haus Preliminary Plan](#)

- 3D** [2018-7163](#) Approving a Final Plat for Avalon Phase 17B; a 12.384-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1804-03)  
**Attachments:** [Avalon 17B Final Plat \(FP1804-03\) Staff Report](#)  
[Avalon 17B Final Plat \(FP1804-03\) Final Plat](#)
- 3E** [2018-7161](#) Approving a Final Plat for the Vine Creek Phase 1; a 28.897-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 in Travis County, Texas. (FP1803-04)  
**Attachments:** [Vine Creek Phase 1 \(FP1803-04\) Staff Report](#)  
[Vine Creek Phase 1 \(FP1803-04\) Final Plat](#)
- 3F** [2018-7162](#) Approving a Final Plat for the Vine Creek Phase 3 & 4; a 24.392-acre tract of land out of the Juan Zambrano Section No. 38, Abstract No. 845 in Travis County, Texas. (FP1805-03)  
**Attachments:** [Vine Creek Phase 3 & 4 Staff Report](#)  
[Vine Creek Phase 3 & 4 Final Plat](#)
- 3G** [2018-7167](#) Approving a Preliminary Plan for Branson Condos North, a 19.11-acre tract of land out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, Texas.  
**Attachments:** [Branson Condos North \(PP1804-01\) Staff Report](#)  
[Branson Condos North \(PP1804-01\) Location Map](#)  
[Branson Condos North \(PP1804-01\) Preliminary Plan](#)
- 3H** [2018-7168](#) Approving a Final Plat for Branson Condos North; a 19.11-acre tract of land out of the Noel M. Bain Survey No. 1, Abstract No. 61 in Travis County, Texas.  
**Attachments:** [Branson Condos North \(FP1806-02\) Staff Report](#)  
[Branson Condos North \(FP1806-02\) Location Map](#)  
[Branson Condos North \(FP1806-02\) 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-0436](#) To receive public comment and consider an application to rezone Lot 1 and 2, 2.0-acres out of the 685 Business Centre Subdivision; land situated in the Henry Blessing Survey No. 3, Abstract No. 99 and the Seffrin Eiselin Survey No. 1, Abstract 265, Travis County, TX., located generally west of F.M. 685 and directly north of Justice Center Drive; to be known as Justice Center Rezoning. (REZ1809-01)

**Attachments:** [Justice Center Rezoning \(REZ1809-01\) Staff Report](#)  
[Justice Center Rezoning \(REZ1809-01\) Location Map](#)

- 4B** [ORD-0429](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: AN ORDINANCE AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE BY INCORPORATING AN APPENDIX A. FEE SCHEDULE, RELATING TO THE PROCESSING OF PERMIT APPLICATIONS AND OTHER SERVICES; REPLACING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT; CONTAINING SEVERABILITY AND REPEALER CLAUSES; AND DECLARING AN EFFECTIVE DATE. (CA1810-01)

**Attachments:** [Ordinance - UDC Appendix A](#)

- 4C** [ORD-0430](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: AN ORDINANCE AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE BY INCORPORATING AN APPENDIX B. APPLICATION SUBMITTAL AND CONTENT REQUIREMENTS RELATING TO THE PROCESSING OF PERMIT APPLICATIONS AND OTHER SERVICES; REPLACING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT; CONTAINING SEVERABILITY AND REPEALER CLAUSES; AND DECLARING AN EFFECTIVE DATE. (CA1810-02)

**Attachments:** [Ordinance - UDC Appendix B](#)

[Example: Preliminary Plan Electronic Submittal Requirements](#)

- 4D** [ORD-0431](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: AN ORDINANCE AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE BY AMENDING SUBCHAPTER 1, GENERAL PROVISIONS, BY REMOVING THE SEQUENCE OF PERMITS SECTION, REPLACING THE VIOLATIONS AND PENALTY SECTIONS, AND MAKING OTHER ADMINISTRATIVE REVISIONS; REPLACING ALL ORDINANCES IN CONFLICT; CONTAINING SEVERABILITY AND REPEALER CLAUSES; PROVIDING FOR A PENALTY FOR A VIOLATION OF CHAPTER 157, SUBCHAPTER 1 AS A CLASS C MISDEMEANOR AND A FINE IN AN AMOUNT NOT TO EXCEED \$2,000.00; AND DECLARING AN EFFECTIVE DATE. (CA1810-03)

**Attachments:** [Ordinance - UDC Subchapter 1, General Provisions](#)

- 4E** [ORD-0432](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: AN ORDINANCE AMENDING ORDINANCE NO.

1203-15-02-24 OF THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE BY AMENDING SUBCHAPTER 2, ADMINISTRATION, BY UPDATING ROLES AND RESPONSIBILITIES; REPLACING ALL ORDINANCES IN CONFLICT; CONTAINING SEVERABILITY AND REPEALER CLAUSES; AND DECLARING AN EFFECTIVE DATE. (CA1810-04)

**Attachments:** [Ordinance UDC Subchapter 2, Administration](#)

- 4F** [ORD-0433](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: AN ORDINANCE AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE BY AMENDING SUBCHAPTER 3, PROCEDURES, BY PROVIDING FOR CONSISTENT PROVISIONS RELATING TO THE EXPIRATION OF APPLICATIONS AND MODIFIED PROVISIONS FOR THE APPEAL PROCESS; AND AMENDING SUBCHAPTER 20, DEFINITIONS, BY ADDING CORRESPONDING DEFINITIONS; REPLACING ALL ORDINANCES IN CONFLICT; CONTAINING SEVERABILITY AND REPEALER CLAUSES; PROVIDING FOR A PENALTY FOR A VIOLATION OF CHAPTER 157, SUBCHAPTER 3 AS A CLASS C MISDEMEANOR AND A FINE IN AN AMOUNT NOT TO EXCEED \$2,000.00; AND DECLARING AN EFFECTIVE DATE. (CA1810-05)

**Attachments:** [Ordinance - UDC Subchapter 3, Procedures](#)

- 4G** [ORD-0434](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: AN ORDINANCE AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE BY AMENDING SUBCHAPTER 8, NONCONFORMITIES, BY UPDATING PROVISIONS RELATING TO NEWLY ANNEXED TERRITORY, VESTING RIGHTS, AND THE CONTINUATION OF LEGAL NONCONFORMING SITES; REPLACING ALL ORDINANCES IN CONFLICT; CONTAINING SEVERABILITY AND REPEALER CLAUSES; PROVIDING FOR A PENALTY FOR A VIOLATION OF CHAPTER 157, SUBCHAPTER 8 AS A CLASS C MISDEMEANOR AND A FINE IN AN AMOUNT NOT TO EXCEED \$2,000.00; AND DECLARING AN EFFECTIVE DATE. (CA1810-06)

**Attachments:** [Ordinance - UDC Subchapter 8 Nonconformities](#)

- 4H** [ORD-0435](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: AN ORDINANCE AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE BY AMENDING SUBCHAPTER 14, PARKLAND

STANDARDS, BY CLARIFYING PROVISIONS RELATING TO CREDIT FOR PRIVATE PARK AREA AND AMENITIES AND MAKING OTHER ADMINISTRATIVE REVISIONS; REPLACING ALL ORDINANCES IN CONFLICT; CONTAINING SEVERABILITY AND REPEALER CLAUSES; PROVIDING FOR A PENALTY FOR A VIOLATION OF CHAPTER 157, SUBCHAPTER 14 AS A CLASS C MISDEMEANOR AND A FINE IN AN AMOUNT NOT TO EXCEED \$2,000; AND DECLARING AN EFFECTIVE DATE. (CA1810-07)

**Attachments:** [Ordinance - UDC Subchapter 14 Parkland Standards](#)

## 5 Discuss and Consider

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

- 5A [RES-0564](#) Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2017.

**6 Adjourn**  
**Daniel Flores, Chairman, Planning and Zoning Commission**

**The next regularly scheduled meeting for the Planning and Zoning Commission is December 3, 2018.**

**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.**

**Daniel Flores, 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 November 2, 2018 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 contact Amy Giannini, Americans with Disabilities Act (ADA) Coordinator, at [amymg@pflugervilletx.gov](mailto:amymg@pflugervilletx.gov) or 512-990-6400 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 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.**