



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, September 16, 2019

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 [2019-7804](#) Approve the Planning and Zoning Commission Minutes for July 15, 2019 regular meeting.  
*Attachments:* [July 15, 2019 Regular Meeting Minutes](#)
- 3B [2019-7805](#) Approve the Planning and Zoning Commission Minutes for August 5, 2019 regular meeting.  
*Attachments:* [August 5, 2019 Regular Meeting Minutes](#)
- 3C [2019-7822](#) Approve the Joint Planning & Zoning Commission and Parks & Recreation Commission Minutes for August 26, 2019 worksession meeting.  
*Attachments:* [August 26, 2019 Worksession Minutes](#)
- 3D [2019-7832](#) Conditionally Approve the Sorento Phase 7 Final Plat; a 36.585-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1903-02)

**Attachments:** [Sorento Ph. 7 Final Plat Staff Report](#)

[Sorento Ph. 7 Final Plat](#)

- 3E**    [2019-7833](#)    Approving a Preliminary Plan for Carmel West Phase 3; a 150.8-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Weihl Survey No. 8, Abstract No. 802 in Travis County, Texas. (PP1809-02)

**Attachments:** [Carmel West Phase 3 Preliminary Plan Staff Report](#)

[Carmel West Phase 3 Preliminary Plan](#)

- 3F**    [2019-7836](#)    Approving a Final Plat for Carmel West Phase 3, Section 1; a 44.098-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Weihl Survey No. 8, Abstract No. 802 in Travis County, Texas. (FP1903-01)

**Attachments:** [Carmel West Phase 3 Section 1 Final Plat Staff Report](#)

[Carmel West Phase 3 Section 1 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-0477](#)    To receive public comment and consider an application to rezone a tract of land located generally northeast of the Immanuel Rd and Wells Branch Pkwy intersection in order to establish opportunities for future development. Approximately 23 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to General Business 1 (GB1) district, approximately 6 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to General Business 2 (GB2) district, approximately 18 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district, and approximately 151 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) district; all to be known as the Lisso Tract Rezoning. (REZ1908-01)

**Attachments:** [Lisso Rezoning Staff Report](#)

- 4B**    [ORD-0476](#)    To receive public comment and consider a Specific Use Permit application for a proposed Automotive Repair and Service land use on a piece of a 0.748-acre tract of land situated in Lot 5, Block 4 Stone Hill Town Center subdivision in Pflugerville, Travis County, TX, generally located west of North State Highway 130 in the Stone Hill Town Center on the eastern extent of Limestone Commercial Drive, to be known as the Valvoline Instant Oil Change Specific Use Permit. (SUP1908-01)

**Attachments:** [Valvoline Instant Oil Change Specific Use Permit Staff Report](#)

[SITE PLAN](#)

[LANDSCAPE PLAN](#)

[Exterior Elevations](#)

- 4C**    [2019-7777](#)    To receive public comment and consider an application to Replat Lot 14R, Block 1 of the Replat of Lot 14, Block 1 of the Stone Hill Town Center, Lot 14 Replat No. 2 (201700189), to create Lots 14-D, 14-E, and 14-F. (FP1907-02)

**Attachments:** [Stone Hill Town Center Lot 14 Replat No. 4 Staff Report](#)

[Stone Hill Town Center Lot 14 Replat No. 4 Final Plat](#)

- 4D**    [2019-7778](#)    To receive public comment and consider an application to Replat Lot 2 of Dessau Center Subdivision, to create Lot 2A and Lot 2B. (FP1812-03)

**Attachments:** [Replat Dessau Center Lot 2 Staff Report](#)

[Replat of Lot 2 Dessau Center Subdivision](#)

- 4E**    [2019-7779](#)    To receive public comment and consider approving an application to Replat of Kuempel Tract, Phase 1, Section 1, Lot 3, Block A to create Lot 3A and Lot 3B. (FP1904-03)

**Attachments:** [Replat Kuempel Tract, Phase 1, Section 1, Lot 3, Block A Staff Report](#)

[Replat Kuempel Tract, Ph1, Sec1, Lot3, BlockA Final Plat](#)

## **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).

**6 Adjourn**  
**Pat Epstein, 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.

**Pat Epstein, 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 13, 2019 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 Aileen Dryden , Americans with Disabilities Act (ADA) Coordinator, at [aileend@pflugervilletx.gov](mailto:aileend@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.