



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, March 2, 2015

7:00 PM

100 E. Main St., Suite 500

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### Regular Meeting

#### 1 Call to Order

Staff present was: Emily Barron, Planning Director; Chuck Foster, Planner I; Erin Sellers, Planner II; and Dana Lively, Engineering Administrative Technician.

Chairman Blackburn called the meeting to order at 7:05 p.m.

**Present** 7 - Chairman Rodney Blackburn, Commissioner Joseph Marse O'Bell, Commissioner Rachel Nunley, Commissioner Drew Botkin, Commissioner Daniel Flores, Vice Chairman Kevin Kluge and Commissioner Geoff Guerrero

#### 2 Citizens Communication

There were none.

#### 3 Consent Agenda

- A**     [2015-3671](#)     Approving a Preliminary Plat for Walden Square, 3 tracts of land totaled at 14.18 acres out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas. (PP1410-01)

**Approved on the Consent Agenda**

- B**     [2015-3710](#)     Approving the Planning and Zoning Commission Minutes for the February 2, 2015 regular meeting.

**Approved on the Consent Agenda**

- D**     [2015-3726](#)     Approving a Final Plat for the Park at Blackhawk IV Phase 6A; a 15.38-acre tract of land out of the V. W. Swearengen Survey No. 32 in Travis County, TX (FP1412-04)

**Approved on the Consent Agenda.**

- E**     [2015-3728](#)     Approving a Preliminary Plan for the Shops at 685; a 64.88-acre tract of land out of the T.G. Stuart Survey No. 689 in Pflugerville, TX. (PP1409-01)

**Approved on the Consent Agenda.**

- F**     [2015-3729](#)     Approving a Final Plat for the Commons at Rowe Lane, Ph. VII; a 21.508-acre tract of land out of the John Kelsey Survey, Abstract No. 2753 in Travis County, TX. (FP1410-07)

**Approved on the Consent Agenda.**

- G**     [2015-3731](#)     Approving a Final Plat for Avalon Phase 6B; a 10.375-acre tract of land out of the Phillip Golden Survey No. 17, Abstract No. 328 and Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1501-01)

**Approved on the Consent Agenda.**

- H**     [2015-3732](#)     Approving a Final Plat for Avalon Phase 15B; a 13.95-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1501-02)

**Approved on the Consent Agenda.**

**Ms. Lively read the Consent Agenda.**

**Chairman Blackburn made a motion to accept the Consent Agenda as read. Commissioner O'Bell seconded the motion. All in favor. Motion carried unanimously.**

#### **4     Public Hearing**

- A**     [ORD-0235](#)     To receive public comment and consider a Specific Use Permit application for a proposed Light Industrial Use on Lot 3A and Lot 3B, of the Replat of Lot 3 of the Renewable Energy Park Subdivision, located in Pflugerville, TX, to be known as the Cortec Precision Sheet Metal Specific Use Permit (SD1502-01).

**Erin Sellers presented this item.**

**The application for Cortec Precision Sheet Metal is being presented as a separate application and repeal of previous SO since there is additional acreage and a different site layout for this facility. A portion of the subject property is governed by the EIEIO Special District from 2012. The request is compatible and comparable with the neighboring light industrial flex space to the east and south. Staff is recommending approval with the condition of the development being in accordance with the UDC code 1203-15-02-24 as amended.**

**Commissioner Nunley asked if the stipulations for this company are being "grandfathered" into the previous UDC code. Ms. Sellers answered that the company is being held to the new UDC standards with just a clarification on the amended code.**

**No one from the public signed up to speak.**

**Chairman Blackburn made a motion to close the public hearing. Vice Chairman Kluge seconded the motion. All in favor. Public Hearing closed.**

Chairman Blackburn made a motion to approve ORD-0235 as read.  
Commissioner O'Bell seconded the motion. All in favor. Motion carried.

## 5 Discuss and Consider

- C [2015-3723](#) Approve an architectural waiver to the residential design requirements for The Village at Wuthrich Hill project. (ARB1410-01)

Item was pulled from the Consent Agenda and moved to Regular Agenda for discussion.

Commissioner Blackburn made the motion to approve this item as read.  
Commissioner Nunley seconded the motion. All in favor. Motion carried.

Mr. Jeremy Frazzell presented this item.

The project is located at the northeast corner of Dessau Rd and Wells Branch Parkway. The site is currently zoned Multi Family – 20 previously known as Multi Family - Urban. It's approximately 20 acres of land and they are proposing is to do a non-traditional multifamily type of project. The project will consist of flats (traditional apartment style multi-story building), townhomes and cottages/bungalows. The waiver is to discuss the architecture on the cottages/bungalows along with the townhomes themselves. The developer is trying to achieve a variety of an older traditional neighborhood style. They are asking for opportunities to utilize more fiber cement materials than we have in our code presently. The total amount of masonry when calculated is 40%.

Commissioner Nunley asked what the percentage of masonry is per home per the UDC guidelines. Mr. Frazzell replied that it is 60% per home. The developer is asking for a 40% overall average for the masonry for the project.

Mr. Frazzell gave options to the board as to what type of stipulations that can add to this architectural waiver if they decided to do so.

Mr. Frazzell mentioned that staff does feel comfortable with this project and with the layout as it has been presented.

Commissioner Flores asked what the UDC requirements were for masonry for multi-family units. Mr. Frazzell answered that it was 100% masonry with 60% being brick or stone. There are multiple ways to make up this percentage.

Chairman Blackburn asks if the UDC recognizes hardiplank as masonry? Mr. Frazzell replied that it is considered as masonry, but the percentage of it was reduced to 40%. Hardiplank companies and stucco companies have the same percentages.

Larry Garnett, designer for the project, spoke regarding the project. He clarified that the flats will only be the traditional multi-family building area immediately adjacent to Dessau. The townhomes and cottages/bungalow will be single family homes. The reason for the request is to make the cottages look authentic, meaning in some cases all siding, but we want it to look historically authentic. The goal is to create an architecturally diverse neighborhood. The floor plans will be the same, but the outside of the homes

will be different. We are proposing a 40% overall masonry for the project. Everything will be maintained by the developer, as with a transitional apartment project, and built where the plans say it will be built.

Commissioner Botkin asked if there was anything other than materials other than masonry to be used? Larry Garnett said it will be brick, stone and hardiplank on the cottages and stucco on the flats. The developer will be responsible for the maintenance of the homes.

Commissioner's also requested information regarding amenities, garages and uses within the property.

Ms. Barron explained to the commissioners that the only item under consideration before the Commission are the materials that are being discussed in reference to the architectural waiver that has been requested and the property is entitled to the use and will be meeting the other requirements of the UDC, such as amenities and garage configurations.

Commissioner Blackburn made a motion to close the public hearing. Commissioner Nunley seconded the motion. All in favor. Motion carried.

Commissioner Blackburn made a motion to accept (2015-3723) approving an architectural waiver to the residential design requirements for The Village at Wuthrich Hills project. Commissioner Nunley seconded the motion. All in favor. Motion carried.

## **6 Future Agenda Items**

The Unified Development Code (UDC) passed City Council last week. We are now using those standards presently.

The CBDG status will be pushed from the April agenda to the May P&Z Agenda. The Master Transportation Plan will be discussed on April agenda. We will be having an Open House from 5-6:30 p.m. on April 6th to discuss the Master Transportation Plan. We will also bring forth the CIP projects to discuss.

The map show will be up at the Library until the end of March. We would like to get children's feedback from a map perspective for the project.

## **7 Adjourn**

Chairman Blackburn requested a motion to adjourn.

Commissioner Blackburn made a motion to adjourn the meeting. Commissioner Guerrero seconded that motion. All in favor. Meeting adjourned at 8:00 p.m.

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Rodney Blackburn, Chairman  
Planning and Zoning Commission

Respectfully submitted on this 7th day of April, 2015.