



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

---

Monday, July 1, 2013

7:00 PM

100 East Main Street, Suite 500

---

### Regular Meeting

#### 1 Call to Order

Staff present was: Emily Barron, Planning Director; Jeremy Frazzell, Senior Planner; Trey Fletcher, Assistant City Manager; Erin Sellers, Planner II; Trenton Klerekoper, Planner I and Hazel Sherrod, Planning Administrative Tech.

Chairman Anker called the meeting to order at 7:01 p.m.

**Present** 7 - Chairman Thomas Anker, Vice Chairman Rodney Blackburn, Commissioner Drew Botkin, Commissioner Joseph Marse O'Bell, Commissioner Kevin Kluge, Commissioner Daniel Flores and Commissioner Lisa Ely

#### 2 Citizens Communication

Omega Baker of 805 Pigeon Forge spoke. Ms. Baker stated that she has emailed the council members concerning the growth and development in Pflugerville. She stated that we are losing green space and wilderness areas to businesses and development, also with all the development Ms. Baker is concerned with the water, and will there be enough water for the citizens being that we are in a drought. Ms. Baker stated that maybe growth is not such a great thing and maybe council needs to reign back some of the zoning and not make it so easy for big businesses.

#### 3 Public Hearing

##### A [ORD-0161](#)

To receive public comment and consider an application to rezone two separate tracts out of the J. Casner Survey No. 9, Abstract No. 2753 consisting of approximately 5 acres locally addressed 20607 FM 685 from Corridor Urban Level 4 (CL4) to General Business 2 (GB2) and 5.01 acres locally addressed 20511 FM 685 from Agriculture/Conservation (A) to General Business 2 (GB2); to be known as U-Haul Addition Rezoning. (REZ1305-03)

Jeremy Frazzell presented this item. Mr. Frazzell stated that notification letters were mailed to property owners within 500 feet of the property to be rezoned, signs were posted on the properties and a notification was posted in the local newspaper.

The property to the north (20607 FM 685) is currently zoned Corridor Urban Level 4 (CL4) district. This property is currently a self-storage facility including

paved, semi-covered parking area with storage for recreational vehicles. The CL4 zoning district allows for self-storage as a permitted land use, but does not allow for vehicle sales and rental.

The property to the south (20511 FM 685) is zoned Agriculture/Conservation (A) district. That zoning was put in place at the time of annexation in 2007 and remained so. There are two residential units on this property. The houses at this time are not being occupied.

The Comprehensive Plan identifies the area as a mixed use with low to medium density residential in close proximity. The proposed GB2 district will allow for commercial and employment opportunity, which is consistent with the land use.

Vice-Chairman Blackburn quoted a section from the Unified Development Code; Subsection 7F pertaining to outside display and storage standards; and Subchapter 11(K)(3) in Section C(3), pertaining to screening of outdoor storage. Vice-Chairman Blackburn asked if the applicant is willing to meet all of the standards stated in the code being that the trailers located outside of the business are the product of the applicant.

Mr. Frazzell stated that under new development the applicant will meet the standards as stated in the code, but the existing storage facility constructed in 2005 does not have to meet the current standards according to the code unless the applicant comes forth with new use or building proposal.

Vice-Chairman Blackburn is not against rental of the trailers/trucks because the sales tax would benefit the city but believes it should not be seen from SH 130/FM 685 and the property should be in compliance. There should be adequate screening of the trucks.

Mr. Chris Frankie is representing Americo; the owner of both properties. Mr. Frankie is with BHB Engineering in Grapevine, TX. Mr. Frankie stated that the plan is to do another building similar to the existing storage facility and comply with the code and does not wish to do anything against the ordinance.

Chairman Anker asked if there was an immediate intent to construct the new facility. Mr. Frankie stated not that he knows of and he has not seen an actual layout of the building.

No one from the audience signed up to speak in the public hearing.

Commissioner Ely commented as to how many people were notified about the rezoning and that the public may not know about this public hearing.

Mr. Frazzell stated that there was an advertisement put in the newspaper, there were signs posted on the properties for rezoning, notification was posted on Channel 10 and notification letters were sent to the property owners within 500 feet of the properties to be rezoned. No one from the public called pertaining to the notification.

Chairman Anker made a motion to close the public hearing. Vice-Chairman Blackburn seconded that motion. All in favor. Public hearing closed. Vice-Chairman made a motion to table this item until the July 15th P & Z meeting. Commissioner Ely seconded that motion. Chairman Anker took a

voice vote to table this item until next meeting. Commissioner O’Bell voted Aye. Commissioner Flores voted Nay. Commissioner Botkin voted Nay. Commissioner Ely voted Aye. Commissioner Kluge voted Nay. Vice-Chairman Blackburn voted Aye. Chairman Anker voted Nay. Motion failed.

Chairman Anker made a motion to approve Ordinance ORD-0161 as written. Commissioner Botkin seconded that motion. Commissioner O’Bell Voted Aye. Commissioner Flores voted Aye. Commissioner Botkin voted Aye. Commissioner Ely voted Aye. Commissioner Kluge voted Aye. Vice-Chairman Blackburn voted Aye. Chairman Anker voted Aye. All in favor. Motion carried unanimously.

**4 Consent Agenda**

**A**     [2013-2044](#)     Approve the Planning and Zoning Commission minutes for the June 3, 2013 regular meeting.

**Approved on the Consent Agenda**

**B**     [2013-2045](#)     Approve the Planning and Zoning Commission Worksession minutes for the June 3, 2013 meeting.

**C**     [2013-2048](#)     Approving a request to reduce the 50-acre requirement for an Alternative Land Use Regulation (ALUR) for the proposed Heatherwilde Townhomes ALUR.

**D**     [2013-2051](#)     Approving a Final Plat for Spring Trails Phase 6; a 6.551-acre tract of land out of the John Van Winkle Survey No. 70, Abstract 787, in Pflugerville, Texas. (FP1303-03)

**E**     [2013-2076](#)     Approving a Subdivision Variance to allow posting partial fiscal security for Falcon Pointe Sections 14 (Phase 1), Section 16 and the South Tract Major Facilities final plats.

**F**     [2013-2077](#)     Approving a Preliminary Plan for The Commons at Rowe Lane Phase VII & VIII; a 42.855-acre tract of land out of the John Kelsey Survey No. 18, Abstract No. 2716, Abstract No. 2753 and the N.D. Walling Survey No. 19, Abstract No. 2722, in Travis County, Texas. (PP1207-01)

**Chairman Anker stepped down from the dais due to a conflict of interest on an item in the Consent Agenda.**

**Vice-Chairman Blackburn chaired the meeting.**

**Commissioner Flores made a motion to approve the Consent Agenda as read. Commissioner Kluge seconded that motion. All in favor. Motion carried.**

**Chairman Anker returned to the dais.**

## 6 Discuss Only

### A [2013-2073](#)

Discuss fiscal impact of two petitions for annexation by Sorento Holdings, LLC for Tracts One and Two, generally located along the east side of Weiss Lane, between Hidden Lake Crossing and Jesse Bohls Road.

Trey Fletcher, ACM presented this item. The city has received two petitions for annexation. The first is for tract one at the northeast corner of Sorento. The developer is proposing to do nonstandard improvements at this entrance and Travis County was reluctant to approve this improvement. The City of Pflugerville is willing to approve these improvements provided that Travis County MUD 17 will maintain those improvements through a license agreement. Lot 1 of the development will also be annexed, included as part of the MUD and is being evaluated to come to the City for park purposes, which is adjacent to city owned land and will give the city a larger footprint to use for park purposes.

Tract 2 is to include public right of way along Weiss Lane for a total of over two (2) acres. Some of Weiss Lane right of way is already in the city limits of Pflugerville, adjacent to the Villages of Hidden Lake. This will enable the city to clean up the right of way.

City is looking to improve Weiss Lane roadway with the participation of Travis County through the bond that was approved in 2011.

Commissioner Flores asked if this annexation would change the formula for Travis County participation.

Mr. Fletcher answered that it could and we hope to maximize those dollars and the benefit is that this will clean up our city limits in that area.

Tract 2 will go before City Council for second reading on July 9. Tract 1 will go before City Council on July 9 for first reading and second reading on July 23, 2013.

The water CCN is being transferred from Manville to the City of Pflugerville currently for the entire development. The northern portion of the property is in Pflugerville's CCN and the southern portion is in Manville's CCN.

Commissioner Flores asked about the lift station that was mentioned at a previous meeting by Tom Word, ACM, and if it will service the Sorento community.

Mr. Fletcher answered that the city is obligated to participate on the construction of a lift station; currently it is required on site at the southeast corner. City has been working with the Sorento developer to relocate that facility further south to address other obligations and infrastructure requirements, so it will be off site of Sorento.

## 7 Future Agenda Items

None.

There will be a worksession only on July 15th.

## 8 Adjourn

Chairman Anker made a motion to adjourn the meeting at 8:06 p.m.  
Commissioner Blackburn seconded that motion. All in favor. Meeting  
adjourned.

Signature: \_\_\_\_\_  
Thomas Anker, Chairman

Respectfully, submitted this \_\_\_\_ day of August, 2013.