



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, October 5, 2015

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present was: Emily Barron, Planning Director; Jeremy Frazzell, Senior Planner; Chuck Foster, Planner I; Hazel Sherrod, Planning Technician; and Dana Lively, Administrative Technician I.

Chairman Blackburn called the meeting to order at 7:03 PM.

Present 5 - Chairman Rodney Blackburn, Vice Chairman Kevin Kluge, Commissioner Geoff Guerrero, Chairman Rachel Nunley, and Commissioner Joseph O'Bell.

Absent 2 - Commissioner Daniel Flores and Commissioner Drew Botkin

2 Citizens Communication

There were none.

3 Consent Agenda

- 3A [2015-4295](#) Approve the Planning and Zoning Commission Minutes for the September 21, 2015 regular meeting.

Approved on the Consent Agenda

- 3B [2015-4297](#) Consider a Final Plat for Aranda Subdivision, 1 tract of land totaling 2.0 acres out of the Isaac Lindsey Survey No. 3, Abstract No. 476, in Travis County, Texas. (FP1506-05)

Item was removed from the Consent Agenda

Item was removed from the Consent Agenda - no action taken

- 3C [2015-4298](#) Approving a Final Plat for the Park at Blackhawk IV Phase 6B; a 12.93-acre tract of land out of the V. W. Swearngen Survey No. 32, Abstract 724 and the George Grimes Survey No. 33, Abstract 306 in Travis County, TX. (FP1507-02)

Approved on the Consent Agenda

3D [2015-4301](#) Approving a Final Plat for Wuthrich Hill Farms Section Two A, a 28.083-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas. (FP1504-05)

Approved on the Consent Agenda

3E [2015-4308](#) Approving a Final Plat for the Lakeside at Blackhawk II, Phase 1B; a 15.48-acre tract of land out of the V. W. Swearingen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1503-03)

Approved on the Consent Agenda

3F [2015-4323](#) Approving a Final Plat for Avalon Phase 11B; a 16.30-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1504-08)

Approved on the Consent Agenda.

Item 3B was pulled from the Consent Agenda. Ms. Lively read the Consent Agenda.

Chairman Blackburn made the motion to approve items 3A, 3C, 3D, 3E, and 3F as read. Commissioner O’Bell seconded the motion. All in favor. Motion carried.

4 Public Hearing

4A [ORD-0269](#) To receive public comment and consider an application to rezone approximately 127.203 acres out of the Juan Zambrano Section No. 38, Abstract No. 845 from Agriculture/Conservation (A) to Single Family Residential (SF-R) district; to be known as 127.203 Acres NW Corner of Melber and Cele Rezoning. (REZ1509-02)

Items 4A (ORD-0269) and 4B (ORD-0270) were presented and discussed at the same time.

4B [ORD-0270](#)

To receive public comment and consider an application to rezone approximately 19.95 acres out of the Juan Zambrano Section No. 38, Abstract No. 845 from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) district; to be known as 19.95 Acres NW Corner of Melber and Cele Rezoning. (REZ1509-01)

Jeremy Frazzell, Senior Planner, presented this item.

Mr. Frazzell provided information and background history on this site. These sites were annexed in 2006 with the ETJ expansion. It is located in the northeastern part of the city limits. The property is currently zoned for Agriculture/Conservation (A) and encompasses approximately 147 acres total (ORD-0269 is 127.203 acres and ORD-0270 is 19.95 acres). Most of the area is used for agricultural purposes. The properties to the west, east and southeast are within the City's ETJ and are not currently zoned.

The applicant is requesting to rezone the 127.2 acre tract of land to the Single Family Residential (SF-R) district. The master plan for the area is to provide a large, low density residential subdivision with an opportunity to mix the lot sizes based on the overall average. The purpose of the Single Family Residential (SF-R) zoning district is to allow an opportunity for neighborhoods to be developed with varying lot sizes without the need to pursue a Planned Unit Development (PUD) or multiple zoning districts.

The applicant has expressed an interest in developing a new single family neighborhood on the 19.95 acre tract of land (ORD-0270). The request to rezone the property is intended to address small lot opportunities at a low to medium density, used in infill situations, and only when adjacent to major thoroughfares. There are some caveats that are included with this type of rezoning. Non-residential zoning is limited to specific commercial uses with conditions and only allows a component of mixed use development at intersections of major thoroughfares. Single Family-Mixed Use (SF-MU) district allows for uses of building types including limited non-residential. Subdivision requirements will address design conditions (roads, drainage and utilities) when the property is developed.

The Pflugerville 2030 Plan identifies a service area boundary generally along the easter edge of the Wilbarger Creek watershed, generally between Weiss Lane and Melber Lane in the northern portion of the jurisdiction. Areas east of the boundary were given a preferred land use of agricultural in order to encourage efficiency of services, as well as preserve existing farmland and open space. Two neighborhood centers are identified outside of the service area boundary, intersections of Cele Rd with Melber Ln, and Cele Rd with FM 973, providing more intense land uses and possible immediate services to future neighborhoods in these areas.

The Pflugerville 2030 Comprehensive Plan established a preferred land use vision plan which included a blend of two different scenarios that focused attention on destination retail along SH130 and SH45, major transportation networks, and the placement of center at the intrsections of major thoughfares. "Scenario 2" encouraged public transportation oriented compact development with a growth boundary near Weiss Ln, while "Scenario 3" included centers disbursed throughout the current ETJ to FM 973. As a reminder, the center concept is intended to provide a focus for development

with more intensive and mixed land uses in the core with decreasing intensity as the distance from the center increases. The plan identified a service area boundary generally along the eastern edge of the Wilbarger Creek watershed, at the northern point of the jurisdiction between Weiss Ln and Melber Ln. Melber Ln is anticipated to be a major thoroughfare for the city in the future.

The zoning request is generally in conformance with the Comprehensive Plan and therefore, staff recommends approval.

Vice Chairman Kluge asked if the service boundary established the area that the city wants to service first?

Mr. Frazzell answered that the area will need city services but there are some tracts that may not be able to get city services. Engineers will take a look at all the utilities before the development begins to make sure the area is serviced correctly. But the only way we can provide the services is thru the annexation of the area. The applicant is aware of the issue.

Commissioner Nunley asked if the area has the utility capability, but just not serviced by the City of Pflugerville?

Mr. Frazzell stated that at this time he was not qualified to answer that question. When the applicant begins the development process, all those concerns will be addressed at that time. The proper departments will review the plans to make sure the development meets city requirements. If the rezoning does get approved and we find out that the utility capability is not available, then the area will not be able to be developed until the utilities are in place and available.

Chairman Guerrero stated that the area was annexed in 2006 with the intent of eventually developing the area. He stated he understood the discussion regarding what services the city can provide. From a land use perspective, he doesn't see anything terribly wrong with rezoning the land. The important concept is to be mindful of the residential use when some of the larger lots are being incorporated into the development.

Vice Chairman Kluge asked if the rezoning guarantee provides any guarantee to the city utility services? Mr. Frazzell answered that annexation of the area would be the only guarantee for city services.

Chairman Blackburn asked if the applicant is aware of this service ability? Mr. Frazzell stated yes that the applicant is aware.

Chairman Blackburn stated that since the request meets the minimum requirements, he does not see a reason not to approve the rezoning request. He believes that the rezoning will actually hasten the service ability in that area.

Commissioner O'Bell asked if there were any other rezoning applications for tracts of land in that area? Mr. Frazzell stated yes.

Chairman Blackburn made a motion to close the public hearing. Commissioner O'Bell seconded that motion. All in favor. Motion carried.

There were no further discussion.

Chairman Guerrero made a motion to approve items ORD-0269 and ORD-0270 as read. Chairman Blackburn seconded the motion. All in favor. Motion carried.

5 Future Agenda Items

The next P & Z Meeting will be Monday, November 2nd at 7:00 pm.

Chairman Blackburn would like to put forth an amendment to Chapter 4 Parkland Designation of the Unified Development Code (UDC) as it applies to single lots and single families. He stated that since the lot will have one house on it and according to the UDC, the homeowner has to pay approximately \$1,604.00 to exempt him from having to put a park in his front yard. Before the UDC was adopted, there was exception that allowed for an exemption for a single person to be exempt from the this requirement. He would like to see this amendment placed back into the current UDC. Ms. Barron stated it will be placed as a discussion item on the next meeting agenda.

Item 2015-4297 was pulled from the Consent Agenda today and will be discussed at a later date.

Ms. Barron wanted the Commission to know that Hazel Sherrod will be taking on another role in the Planning Department and will no longer be attending the P & Z meetings. Ms. Dana Lively will be taking her place for future meetings.

6 Adjourn

Chairman Blackburn asked for a motion to adjourn.

Chairman Blackburn made a motion to adjourn the meeting at 7:31 p.m. Commissioner Nunley seconded that motion. All in favor. Meeting adjourned.

Rodney Blackburn, Chairman
Planning and Zoning Commission

Respectfully submitted this 2nd day of November, 2015.