

City of Pflugerville



Minutes - Draft

Monday, August 1, 2011

7:00 PM

100 E Main St., Suite 500

Planning and Zoning Commission

1 Call to Order

Trey Fletcher, Managing Director of Operations; Jeremy Frazzell, Senior Planner; and Hazel Sherrod, Planning Administrative Technician.

2 Citizens Communication

None

3 Public Hearing**A**

Conduct a Public Hearing and Consider an application to change the zoning of approx. 5.773 acres from General Business 1 (GB1) to Light Industrial (LI) for Lot 2, Block A Pfairway Office Park, Pflugerville, TX to be known as the 2911 A.W. Grimes Rezoning. The property is located generally north of the A.W. Grimes and W. Pflugerville Pkwy intersection. (REZ1106-01)

Jerney Frazzell reviewed the location of the area, history of the lots and described the lots of currently zoned GB1.

Mr. Frazzell continued to say that Shoreline and RV repair is interested in putting a vehicular repair and services business.

Mr. Frazzell stated that the proposed business requires storage of vehicles which is not permitted in the GB1 but is in LI zoned lots.

Mr. Frazzell stated that staff recommends approval for the proposed rezoning from General Business (GB1) to Light Industrial (LI).

Questions were asked from the members and Mr. Frazzell clarified Light Industrial vs. General Business.

Mr. Norder asked what is the property height compared to the surrounding lots.

Mr. Frazzell clarified that this lot was not much higher than Cambridge Heights but higher than Pflugerville Heights.

Mr. Blackburn questioned the storage and repair.

Kari Blachly representing the owner of Shoreline Boat and RV, described the particulars of the shop. Specializing on specific service that also serves the residents. Ms. Blachly explained how this will serve the community offering 15 to 25 jobs in the Pflugerville area. A company that is community based and how it would benefit the city.

Ms. Blachly described in detail the nature of the business and based on the storage component use. The rezoning would be necessary to store the boats and recreational vehicles.

Mr. Storms asked what the address is in Tulsa.

Ms. Blachly responded 12256 E. 52nd South and in Kansas, the address is on Shamrock Way.

Ms. Katherine Taylor voiced many concerns such as the screening, security, open storage, fences and how would it be shielded from view.

Ms. Taylor stated that she would have to ask staff what type of fencing is permitted.

Mr. Frazzell commented that chain linked fencing is not permitted, it would have to be cedar or concrete type fencing.

Ms. Blachly stated that they would comply with City Ordinance and regulations. The applicant has made reference to their website; www.shorlineboatandrv.com

Ms. Taylor also mentioned traffic concerns coming in and out of the neighborhood and if they had communicated with staff on traffic issues and concerns.

Ms. Blachly stated that they would meet with staff when it comes to that point.

Ms. Taylor stated that this is a good business to have in Pflugerville, but this property is not an ideal piece of land for this type of business because of its location.

Mr. Blackburn asked where the units would be stored, open storage and the visibility of the Rv's

Ms. Blachly stated that all units (Boats and RV's) would be stored inside the building to be protected from weather and elements.

The members, staff and Ms. Blachly discussed the differences between GB1, GB2 and LI and what was best fitted for Shoreline Boat and RV.

Mr. Norder requested members of the community to speak and comment on the issue.

Mr. Norder stated that a letter was received from First State Bank of Central Texas opposing the proposed zoning change.

Glen Cook- 2911 AW Grimes Real Estate Broker states that he appreciates growth & developing property in the city but that LI is not the way to go and has problems with this change. Mr Cook stated that he is not opposed to the business, only the LI change and would like to see plans, to reconsider.

Mr. Cook opposed the zone change.

Pat Brown- 2925 AW Grimes agrees with Mr. Cook and if it could be zoned GB2 that would be great. Mr. Brown states that he worries what LI would be like in the future. Mr. Brown opposed the zone change.

Phill Snead- Owner of Tandem Logistics, 2911 AW Grimes opposed to the zoning change. Mr Snead agrees that this is not a good location for this type of business
1) Concerned about his out of town clients and customers coming in and out of his business and not viewing an aesthetically pleasing environment.

2) Currently, AW Grimes traffic is very dangerous and with large trucks coming in and out of the complex is a huge concern and as a property owner, Tandem is a professional complex and adding a Boat and RV storage type business just seems that it would be a disalignment.

Elena Perales- 2919 AW Grimes lives next door is concerned of the traffic, hours of operation, trees and shrubs, repair RV's and fiberglass issues. Smell & noise is another main concern. Ms. Perales opposed the zone change.

Mr. Norder made a motion to Close the public hearing. Mr. Blackburn seconded the motion. The public hearing closed.

Mr. Norder asked if the applicant would like to come up and clarify the questions that were asked earlier regarding odors from a shop of this type.

Ms. Blachly stated that this would be a body shop for boats and RV's . There will be smells and the hours of operation would be 8 to 5.

Mr. Blackburn asked about projection of revenues, sales tax revenues, etc. Also, there was conversation to recommend rezoning to GB2

Ms. Blachly stated that she did not have that information and also mentioned that GB2 would not benefit this type of establishment.

Mr. Blackburn made a motion to deny the request to rezone to Light Industrial (LI). Mr. Storms seconded. All in favor. Motion carried unanimously.

Mr. Norder makes a motion to recommend rezoning this property to GB2. Mr. Blackburn seconded. All in favor. Motion carried unanimously.

B

Conduct a Public Hearing and Consider an application to change the zoning of approx. 2.317 acres from General Business 2 (GB2) to Light Industrial (LI) for Lot 17, Block I North Park Section 5, Pflugerville, TX to be known as the Eagle 2000 Rezoning. The property is located at 1409 Royston Lane. (REZ1106-02)

Mr. Naji Norder stated that the applicant representing Eagle 2000 will table the Public Hearing but was later decided to proceed.

Jody Hageman 300 Bowie, Suite 100B Austin, Texas, stated that she spoke with Mr. Fletcher before the meeting and it was decided to proceed with the Public Hearing to review and if there are neighbors in the audience, they will have a chance to hear their issues and concerns.

Mr. Jeremy Frazzell discussed the location on Grand Ave, Pkwy and its history and and is currently zoned GB2. Mr. Frazzell mentioned that he has received a letter today from a resident, that was not included in the packets.

Mr. Frazzell stated that the applicant is requesting to rezone to Light Industrial (LI), to address limitations & design requirements for future tenants, reviewed the surrounding businesses/residential and the GB2 vs the LI comparisons.

Mr. Frazzell and staff recommended to deny this request for the following reasons: Mixed use and neighborhood center identified in Comprehensive Plan, GB2 allows for similar land uses, contractor shop warehouse distribution and concerns with proximity of residential land use to potential open storage permitted only in LI.

Staff recommends to deny.

Jody Hageman stated that they didn't know that they had any concern/complaints from the neighbors and felt optimistic about the zone change. Ms. Hageman stated that they will communicate with the neighbors

and will address their concerns.

Mr. Blackburn asked what if there was a tenant there currently.

Ms. Hageman answered that there is a tenant paying rent and the lease is still in place but has vacated the premises. It was a concrete/stone company but is no longer there.

Mr. Fletcher clarified that the tenant has vacated and the use is discontinued therefore, it is not considered grandfathered.

Eddie Oliver Architect-speaking on behalf of the owner, 510 W 15th street, Austin, Texas 78701. Will answer any questions.

Mr. Blackburn asked what type business is the client in?

Mr. Oliver answered a contractor type company's where there will be a warehouse/outdoor type use such as construction, sprinkler etc. The company there before was a material/stone based company. A lumber company is interested in the lot and they're question is, can they build an outdoor cover for the wood products.

Mr. Norder asked if there were any other questions or discussion and will hear comments from audience.

Loretta Ford- An email was sent in letter opposing this request.

Mary Poche- 203 W Main- PCDC. They try to attract business and industry to the Pflugerville area to provide jobs etc. In support of the Light Industrial and wants to encourage businesses in the Pflugerville area.

Francia Baez 1418 Suzie Lane - Has been there since 1995. Opposes LI business. Has residential all around this. Lumber makes a lot of noise, snakes and rodents will be attracted. Opposed.

Daniel Smothers 1515 Freestone Drive Northpark HOA president. Stated that they were never contacted about the business to be and this makes him feel uncomfortable. Opposed

Angela Baez 1418 Suzie Lane - Opposes this lumber company. Keep this area as a GB2.

Mr. Noder makes a motion to close the public hearing. Mr. Aker seconded. The public hearing closed.

Mr. Frazzell clarifies and discusses the differences between LI and GB2 districts.

Mr. Aker added & agrees with Mr. Noder comments on residents concerns and issues on having LI type business vs GB2.

Mr. Blackburn asked what type of buffering/screening would you put up?

Mr. Oliver answered what ever the code allows.

Mr. Norder makes a motion to deny Kathy seconded.

4 Consent Agenda

Approved on the Consent Agenda

A Approving a Subdivision Variance to Subchapter 15(Q)(4)(a) of the Unified Development Code and a Final Plat for Stone Hill Town Center Section Two, Phase One; a 33.7956-acre tract of land out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, Texas. (FP1107-01)

B Approve the minutes for July 18, 2011 Planning and Zoning Commission Meeting.

Mr. Blackburn made a motion to approve as written. Ms. Ely seconded that motion. All in favor. Motion carried.

5 Council Action Update

A Council Action Update

6 Future Agenda Items

Falcon Point Plat

7 Adjourn

Adjourn

This meeting was Adjourn at 8:35p.m.

Naji Norder, Chairman
Planning and Zoning Commission

Respectfully, submitted by _____ on the 19th day of September, 2011.