



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, October 3, 2011

7:00 PM

100 East Main Street, Suite 500

1 Call to Order

Mr. Norder called the meeting to order at 7:00 p.m.

Staff present: Trey Fletcher, Assistant City Manager & Interim Planning Director; Jeremy Frazzell, Senior Planner and Vicky Loera, Secretary II.

Present 6 - Chairman Najj Norder, Vice Chairman Thomas Anker, Commissioner Sam Storms, Commissioner Rodney Blackburn, Commissioner Lisa Ely and Commissioner Kathy Taylor

Absent 1 - Commissioner Kirk Lowe

2 Citizens Communication

There were none.

3 Discuss and Consider

- A** [ORD-0073](#) To consider a text amendment to Chapter 157: Unified Development Code, Subchapter 5 Establishment of Overlays and Special Districts; amending Section B, Table 1: Permitted Uses to add Light Industrial Uses as a permitted use by a Special District in Urban Center Level 5 (CL5) districts. (CA1109-01)

A motion was made by Vice Chairman Anker, seconded by Commissioner Blackburn that this Ordinance be recommended for Adoption. The motion carried by the following vote.

Aye: 4 - Chairman Najj Norder, Vice Chairman Thomas Anker, Commissioner Sam Storms and Commissioner Rodney Blackburn

Abstain: 2 - Commissioner Lisa Ely and Commissioner Kathy Taylor

4 Consent Agenda

- A** [2011-0833](#) Approve the Planning and Zoning Commission minutes for September 19, 2011 meeting.

Approved on the Consent Agenda

- B** [2011-0817](#) Approving a Final Plat for Villages of Hidden Lake, Phase 6B-1; a 3.009-acre tract of land out of the George M. Martin Survey No. 9, Abstract No. 529, in Travis County, Texas, generally located at the

southwest corner of Silent Harbor Loop and Hidden Lake Crossing.
(FP1103-01)

Approved on the Consent Agenda

- C** [2011-0836](#) Approving a Preliminary Plan for the Pflugerville Community Development Corporation Renewable Energy Park; a 167.123-acre tract of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas, generally located at the southwest corner of Pecan Street and SH 130. (PP1109-01)

Mr. Blackburn made a motion to approve the consent agenda as read. Ms. Taylor seconded that motion. All in favor. Motion carried.

5 Discuss Only

- A** [2011-0839](#) Discuss Pflugerville ISD Enrollment and Facility Trends and Projections.

Trey Fletcher presented the PISD Planning Data for the 2011 2012 Enrollment.

Enrollment in September is 22,982 students for the September 2011 school year that is 1.5% increase in the past year. The school district has increase by approximately 15,000 students in the past 10 years.

The future Build out estimate for PISD is for 50,000 student enrollment, 33 elementary schools, 12 middle school and 5 high schools. The PISD schools opened to date are 18 primary/elementary schools, 5 middle schools, 4 high school/alternate schools and 2 administration facilities.

The undeveloped properties owned by PISD are located at: Pecan St. /Swenson Farms Blvd., Andrewartha (Killingsworth Ln.), Black Locust, New Sweden and Fuchs (Jesse Bohls/Cameron/Cele Rd.)

PISD is using 2007 Bonds to fund these facilities: elementary #19 at the end of Harris Ridge Dr, scheduled to open in the 2012 2013 school year; elementary #20 (location unknown), scheduled to open in the 2014 2015 school year; and middle school #6 on Cele Rd. east of Hodde Lane, scheduled to be open in the 2013 2014 school year.

Mr. Randy Wilbanks with the PISD, added that as of the end of today, October 3, 2011, PISD have 23,005 students enrolled.

- B** [2011-0840](#) Discuss Development Services Center plans.

Trey Fletcher opened this item noting that the City of Pflugerville has entered into a lease agreement with the Travis County ESD #2 for approximately 6,000 sq. ft. on the first floor of the Conference and Education Center at 201B East Pecan Street, starting October 1, 2011. The purpose of lease and the space is to accommodate the Building, Planning, GIS and Engineering Department to form the Development Services Center.

Mr. Fletcher presented a PowerPoint presentation with the schematic of the view of the existing site as it is now and the future look of the Development

Services Center once the construction is done.

6 Council Action Update

A [2011-0841](#) Council Action Update

Mr. Fletcher had nothing to add to the memo presented in the packet.

7 Future Agenda Items

Discuss a general capital reserve policy that was approved by the City Council.

8 Adjourn

Naji Norder, Chairman, Planning and Zoning Commission

Mr. Blackburn made a motion to adjourn the meeting. Mr. Norder seconded that motion. All in favor. Meeting adjourned.

Naji Norder, Chairman
Planning and Zoning Commission

Respectfully, submitted by _____ on this ____ day of _____,
2011.