



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, August 7, 2017

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

Staff present: Trey Fletcher, Assistant City Manager; Council Member Mike Heath; Emily Barron, Planning Director; Jeremy Frazzell, Assistant Planning Director; Erin Sellers, Senior Planner; Abbey Rose, Planner II; Ian Beck, Planner I; Aileen Dryden, Parks Development Manager; James Hemenes, Parks and Recreation Director; Kristin Gummelt, Administrative Technician

Commissioner Williamson, Chair, called the meeting to order at 7:00 pm.

Commissioner Mitchell joined at 7:01 pm.

**Present** 7 - Chair Tammie Williamson, Vice Chair Daniel Flores, Commissioner Geoff Guerrero, Commissioner Karen Arnold, Commissioner Oscar R. Mitchell, Commissioner Pat Epstein and Commissioner Karen Duncan

#### 2 Citizens Communication

Donna McKay, 19105 Soto Grande Dr, Chair of the action committee to save the Blackhawk Golf Course requested to speak. She stated that at the last City Council meeting a proposal was sent over to the P& Z Commission to consider a new zoning for parks & recreation and open spaces that takes these spaces out of the 'A' zone and into a new zoning district. She requested that the Commission consider rezoning golf courses to an open space so that the golf course would be protected under the same regulations being proposed for the new zone. She also Stated that when the proposal is put on the agenda that she, along with the committee to save the Blackhawk Golf Course would like to come and speak on the agenda item.

#### 3 Consent Agenda

**3A** [2017-6050](#) Approve the Planning and Zoning Commission Minutes for May 1, 2017 Regular Meeting

Approved on the Consent Agenda

**3B** [2017-6049](#) Approve the Planning and Zoning Commission Minutes for June 5, 2017 Regular Meeting

Approved on the Consent Agenda

**3C**     [2017-6051](#)     Approve the Planning and Zoning Commission Minutes for July 17, 2017 Regular Meeting

**Approved on the Consent Agenda**

**Commissioner Flores, Vice-Chair motioned for approval of the Consent Agenda. Commissioner Mitchell seconded the motion. All in favor. Motion carried.**

**4     Public Hearing**

**4A**     [2017-6013](#)     To receive public comment and consider an application to Replat Lot 14, Block 1 of the Stone Hill Town Center, Lot 14 Amending Plat in order to create two lots. (FP1706-02)

**Jeremy Frazzell, Assistant Planning Director, presented this item.**

**The Replat Lot 14 Block 1 of the Stone Hill Town Center. The Replat would create two lots. One 2 acre lot and one lot with the balance of the original 41.9908 acre lot. A previous replat for lot 1 for 1.8 acres was approved in June 2017. Jeremy asked that the commission approve this Replat. Council Member Mike Heath asked what was proposed for the lot. Jeremy stated that they anticipate a hotel at this location.**

**Commissioner Flores, Vice-Chair motioned to close public hearing. Commissioner Mitchell seconded the motion. All in favor. Public hearing closed.**

**Commissioner Arnold motioned to approve 2017-6013. Commissioner Flores, Vice-Chair seconded the motion. All in favor. Motion carried.**

**5     Discuss and Consider**

**5A**     [2017-6048](#)     Discuss and consider action regarding zoning and land use of property within the State Highway 130 and State Highway 45 Corridors and proposed schedule for updating the Unified Development Code.

**Emily Barron, AICP Planning Director, presented this item.**

**Mrs. Barron introduced Council Member Mike Heath who will also be presenting the direction that the City Council took at their last meeting. She stated that the purpose of this agenda item was to look at the corridors as a whole rather than piece by piece the way it has been discussed in the past. Mrs. Barron presented the history of the corridors starting with 2004-2006 when construction was started. She included a map from google time-lapse that showed the earliest phase starting with the frontage roads being built. In 2006 the corridor study was completed. The city underwent a study to help best determine the highest and best land uses for the zoning districts that were to be created. The city wanted to avoid becoming like I-35 where the planning wasn't in place when the corridor was constructed. At the time that the study was completed rezoning started so that the basic structure was in place. In 2007 the corridors were completed, Stone Hill Town center was constructed. In 2009 the Unified Development Code (UDC) and 2030 Comprehensive plan were**

adopted. In 2012-2013 the 130 Commerce Center (Renewable Energy Park) began construction.

The goals, policies and actions included in the Comprehensive Plan were outlined including land use and character goals, transportation, parks & recreation and infrastructure goals. Extension of wastewater along the 130 corridor in the next couple of years was also discussed as anticipated in the 5 year CIP, as was the proposed update to the 2030 Comprehensive Plan and market study proposed by PCDC in FY '18.

Mrs. Barron explained there are three corridor level zoning districts, Suburban (CL3), Urban (CL4), and Urban (CL5).

CL3- Intended to establish low density, suburban development primarily consisting of a mix residential uses featuring single family homes with limited commercial uses along the major thoroughfares. These are located at the gateways to the corridor. Least intense of the district, development is limited with lots of on-site open space and vegetation.

CL4- Intended to create vibrant and walkable neighborhoods and employment centers along the SH130 and SH45 corridors. These are located around retail and commercial base land uses, i.e. employment centers and neighborhoods supported by retail.

CL5- Established dense, dynamic and walkable centers for living, working and playing. This is the most intense commercial zoning. These are found around major interchanges and intersections. They are supported by a rich and dense residential development.

Examples of Corridor districts similarly situated to Pflugerville's corridors :  
The Domain- (in Austin) mixed of land use development.

Stone Hill Town Center

Frisco

Plano

Round Rock- La Frontera

South Lake

Sugarland

Houston City Centre

Mrs. Barron introduced Council Member Mike Heath to talk about the Council direction regarding the corridor.

Council Member Heath expressed that City Council hopes to get the city's tax rate down by increasing the assessed value. Council Member Heath stated that he and a few other Council Members feel enough hasn't been done to intensify the corridor. Council Member Heath is asking the Commission to look at how the City can get the highest and best land uses and how can the City pull in employers and developers and make them want to invest in our community. Council Member Heath wants to look to at long-term sustainability of the community. Council Member Heath feels that sustainability means that the city has something that pays for itself over time. He stated that without this sustainability the city will run down overtime. Council Member Heath feels there is a huge desire for a corporate type campus and larger retailers. He iterated that the city has enough car washes, auto parts stores and mattress store. He feels that through proper planning of these districts this could be accomplished. He wants a minimum lot size for subdividing, minimum building

height and to revisit the categorization of the districts. He spoke to his belief that the city has a diamond in their hand and through subdividing the diamond is being chipped away to sand. He talked about the five things the PCDC tasked themselves with years ago to make sure they accomplished: corporate headquarters, light manufacturing, retail, manufacture/ warehouse space, and hospitals. The City has accomplished the hospital and manufacturing/ warehousing. He also spoke to a presentation given a few years ago. For every dollar the city takes in from commercial they put out 86 cents in amenities and services. For every dollar taken in through residential the city puts out \$1.25-\$1.50 in amenities and services. Through the right mix of land uses the city can really benefit. He feels that revisiting the corridor districts is the single most important thing in setting the city for the next 50-100 years.

Commissioner Epstein asked what specifically is Council Member Heath asking of the Commission. Council Member Heath answered that he would like the Commission to increase minimum lot size for subdividing, minimum building height and revisit the land use table for the corridor so that it can provide land uses that provide a higher tax rate.

Commissioner Arnold asked if it would be prudent to wait until the Commission has the market study. Council Member Heath answered that while it would be he didn't feel that it be possible to wait. Waiting might very well cause them to be left behind. "It doesn't take a market study to see what's going on."

Chair Williamson would like Council Member Heath to clarify the minimum height requirements he is looking to enact. Council Member Heath stated he is looking to the Commission to give guidance on the minimum height but did state that a minimum per each zone based on proximity to freeway was a good place to start. The minimum height definitely needed to be at least 3 or 4 stories. They should also lend to fairly intense development of the corridor.

Commissioner Epstein asked Council Member Heath to clarify. Is he looking at more office than retail? Council Member Heath answered that he was thinking a more mixed use, i.e. retail on the bottom with office space/ residential on top, similar to a galleria type setting.

Commissioner Epstein asked what the Council was looking at long term for the city center. Council Member Heath stated that there is no current plan for a new City Hall. City Council is in the building they are going to stay in. A portion of the Council doesn't want to give the appearance that the city is raising taxes for the wrong reason. Council Member Heath stated there have been bond issues in the past that have taken priority that didn't need to. Commissioner Epstein is concerned that shifting the city east is shifting the core and don't they need to be mindful of that. Council Member Heath feels that the corridor is the strongest engine that is driving the development right now, so no shift of current offices needs to happen.

Commissioner Duncan expressed her agreement with Council Member Heath and the City Council. She expressed that Pflugerville is lacking the necessary infrastructure to attract the biggest businesses and this rezoning would go a long way in helping to be more attractive from the city stand point.

Vice-Chair Flores asked what the time frame that the City Council was hoping the revisiting of the corridor districts would occur in. Council Member Heath

stated that the Council was asking for 180 days but by code could be done in 90 days. The Council just wanted to be mindful of the public notices that needed to be addressed. The Council wants public comment on the rezoning.

Commissioner Guerrero asked if Council Member Heath thought the city had the patience to wait for the big campus to come. Shouldn't the Commission wait until the market study has come back? Council Member Heath reiterated that he doesn't feel the city has the time to wait. Waiting could be detrimental. If the market study comes back with completely opposite information than what the Council is asking for, the Commission can amend the zoning at a later date to something less intense. Nothing says that these zoning districts need to be set in stone. Council Member Heath stated that by taking the steps to open up to larger developments the city is telling the development community that they are ready and willing to work with them to move the bigger businesses in.

Chair Williamson feels like this plan is rushed and that it would be prudent to wait for the market study to come back. She feels that the city should take it slow and get public comment. Council Member Heath reiterated that the city could move forward and if need be could reconsider at a later date.

Chair Williamson asked what would it look like if the market study came back and said something different than what is being asked for. Council Member Heath stated that you could modify land uses or back off requirements, like the amount of impervious cover that would be required. He doesn't anticipate that the market study will come back with opposite results.

Commissioner Arnold added to the Chair Williamson's comments. She stated that the pictures of Dallas and Houston were distasteful to her. She is very hesitant to move the city in that direction. Commissioner Arnold stated she likes to have information and likes to know before she moves forward. She doesn't want to feel like she is being directed to look one place while something else is happening elsewhere.

Chair Williamson asked what would it look like if the market study came back and said something different than what is being asked for. Council Member Heath stated that you could modify land uses or back off requirements, like the amount impervious cover that would be required. He doesn't anticipate that the market study will come back with opposite results.

Commissioner Epstein feels that Lakeway/ Hill Country Galleria would be a better example of what should happen. She doesn't want to lose the small town feel. Chair Williamson feels that pushing forward feels rushed and that it would be better if they wait until the market study comes back. Commissioner Epstein asked if Council Member Heath's views represented the City Council as a whole. Council Member Heath stated that Council does want the Planning Department to come back in 180 days with a plan for intensifying the corridor district. Vice-Chair Flores asked if the City Council was just looking at the Corridor. Council Member Heath stated that is a part of a more comprehensive plan. He outlined the plan as he envisions it. The Council has it in the budget to get a Transportation plan (highest priority), utilities, water, wastewater and he is asking for a drainage plan. Then once these items are in place discuss the Comprehensive Plan. With these in place you can see what kind of community you can build. Chair Williamson asked for clarification. Utilities,

water and wastewater first, then come up with a Comprehensive Plan? Council Member Heath stated you start with what you can afford and move forward. Vice-Chair Flores felt it was something that should be looked at. The Commission wasn't comfortable making a decision.

Discussion is tabled until next meeting.

No action was taken.

**5B**     [2017-6075](#)

Discuss and consider an application for an Architectural Waiver for 1849 Park to allow all structures on the property to increase the percentage of permitted accent material from 15% to 60%.

Ms. Rose presented this item.

The Parks and Recreation Department is asking for an architectural waiver for the proposed park structures in the 1849 regional park. They are asking that the percentage for the accent material be raised from 15% to 60% to accommodate the historical inspired design they are proposing. The buildings are being modeled after the current structures on the land (old Pfluger house). The proposed buildings meet the 40 % primary masonry requirements. The reason the accent material exceeds the 15% is because the developers desire to keep with the architectural history of the property and Pflugerville and incorporate Bavarian/ German Ranch style architecture into the structures for the park. Ms. Rose explained that the reason the park has to abide by the UDC for Office, Retail and Commercial structures is because the park is zoned 'A' and it is not used for residential use. The building will be used to house a concession stand and restroom/ pavilion space. So the most compatible code is for the commercial structures. Ms. Rose stated that the planning staff does recommend this waiver for approval. The proposal fits into 2030 Comprehensive Plan for the city. Ms. Rose handed over the presentation to James Hemenes, Parks and Recreation Director, so that he could speak more in depth about what the Park & Rec Department plans for the space. Mr. Hemenes spoke about the overview of the whole park, explained it is envisioned as a multipurpose park. The park will include intense sport uses to more passive uses like trails and dog parks. Mr. Hemenes spoke to the architecture study that the city had completed on the two original homes on the property. The buildings will mimic the exterior features such as large gables and horizontal wood lap siding.

Vice-Chair Flores asked how big the building were to be. Mr. Hemenes and Ms. Dryden stated that the building would be between 1500-2200 sq/f. Mr. Hemenes stated that these two building are setting the theme for the whole park.

Vice-Chair Flores motioned to approve the architecture waiver. Commissioner Mitchell seconded the motion.

Commissioner Guerrero showed concern that by approving this waiver the Commission was opening themselves to others in the future requesting waiver if they approved this one. Mrs. Barron stated that these types of waivers should be reflective of unique circumstances that should only be considered on similar type projects and it is unlikely that another property owner would propose a regional park with historical character. The park has gone through a master plan process and is trying to set the theme so that it fits into

comprehensive plan for the community. Council Member Heath expressed concern that approving the waiver could open doors down the road for other developers to use this as a precedence and/or showing favor to one group over another.

Chair Williamson called a vote. All in favor. Motioned carried.

**5C**     [RES-0441](#)

Discuss and consider approval of the Community Development Block Grant (CDBG) program proposed 2017 Action Plan.

Emily Barron, AICP Planning Director presented this item.

Mrs. Barron presented the CDBG action plan plan year (PY) 2017. She explained the grant program and how it serves the community. The main project for PY2017 is the roadway improvements to Green Meadow Ln. The alternate project is Frost Circle, should there be any budget left over. The grant will also provide \$20,000 in scholarships to 100 low-moderate income children to participate in Pfun Camp and other related Parks & Recreation programs. Vice-Chair Flores motioned to approve to the CDBG Action Plan PY2017. Commissioner Arnold seconded the motion. All in favor. Motion carried.

**6**     **Future Agenda Items**

**The next regular scheduled P and Z meeting is September 18, 2017.**

The next Planning and Zoning meeting is September 18, 2017.

Mrs. Barron proposed a work session for 6pm on September 18, 2017 to discuss the Corridor Districts.

**7**     **Adjourn**

Commissioner Epstein made a motion to adjourn the meeting. Commissioner Mitchell seconded the motion. All in favor. The meeting was adjourned at 8:24 p.m.

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Tammie Williamson, Chair  
Planning and Zoning Commission  
Respectfully, submitted on this 18th day of September, 2017.