



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, June 1, 2015

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

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

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

#### 2 Citizens Communication

There were none.

#### 3 Consent Agenda

- A**     [2015-3925](#)     Approving the Penley Park Revised Preliminary Plan; a 48.83-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1504-01)
- Approved on the Consent Agenda**
- B**     [2015-3926](#)     Approving a Final Plat for the Lakeside at Blackhawk III, Phase 1; a 30.18-acre tract of land out of the V. W. Swearengen Survey No. 32 in Travis County, TX. (FP1504-10)
- Approved on the Consent Agenda**
- C**     [2015-3940](#)     Approving the Planning and Zoning Commission Minutes for the May 4, 2015 regular meeting.
- Approved on the Consent Agenda**

- D**     [RES-0244](#)     Approving an update to the Development Services Handbook, also referred to as the Unified Development Code Supplemental Schedule, incorporating all development review schedules, fees and structure of the development process.

**Recommended for Adoption**

**Ms. Sherrod read the Consent Agenda.**

**Chairman Blackburn made a motion to approve the Consent Agenda as read. Commissioner Guerrero seconded that motion. All in favor. Motion carried with a vote of 5-0.**

#### **4     Public Hearing**

- A**     [2015-3924](#)     To receive public comment and consider an application for a Replat of Lot 2, Replat of Lot 1A Amended Plat of Lots 1,2,3 and 6, Block A, Pfluger Crossing South, Phase 1, a 9.134-acre tract of land out of the Thomas Stuart Survey No. 6, Abstract No. 669 and the John Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (FP1504-07)

**Jeremy Frazzell presented this item. The property is generally located southwest corner of E. Pflugerville Pkwy and FM 685, known as Pfluger Crossing South. The subject property is zoned General Business 1 (GB-1) and is in the City limits of Pflugerville.**

**No one in the public signed up to speak.**

**Commissioner Botkin made a motion to close the public hearing. Chairman Blackburn seconded that motion. All in favor. Public Hearing closed. There were no further discussion on this item.**

**Chairman Blackburn made a motion to approve Item 2015-3924 as read. Commissioner Botkin seconded that motion. All in favor. Motion carried with a vote of 5-0.**

**B**      [2015-3941](#)

Approving a Replat of the H.E.B./Pflugerville Subdivision No. 2; a 22.474-acre tract of land out of the Seffrin Eiselin Survey No. 1, in Pflugerville, Travis County Texas. (FP1412-05)

Erin Sellers presented this item. The property is generally located at the northeast corner of FM 685 and E. Pecan St. The property is currently zoned GB-1 and consists of 3 separate lots; lot 1 consists of the HEB Grocery store and retail businesses, lots 2 & 3 are unimproved.

A Traffic Impact Analysis (TIA) may be required at the time of site development if the proposed development is expected to generate 2,000 trips or more vehicle trips.

Notification was provided for the proposed Replat in accordance with State standards.

Chairman Blackburn asked about the 80ft setback line that is shown on lot 1 and if that setback line continue on the 2 smaller lots.

Ms. Sellers commented that the 80 ft. setback line was established per the original plat in 1999. Currently we do not put building lines on plats in the city because regulations change. Lots 2 & 3 would follow the current standards, but it would not be drawn on the plat. There are some existing easements along lots 2 & 3 that will have to be vacated after the improvements are in place.

No one in the public signed up to speak.

Commissioner Flores entered the meeting at 7:10 p.m.

Chairman Blackburn made a motion to close the public hearing.  
Commissioner Botkin seconded that motion. All in favor. Public Hearing closed.

There were no further discussion.

Commissioner Botkin made a motion to approve Item 2015-3941 as read.  
Commissioner O'Bell seconded that motion. All in favor. Motion carried with a vote of 6-0.

**C**      [ORD-0255](#)

To receive public comment and consider an application to rezone two separate tracts consisting of approximately 38.465 acres out of the John Van Winkle Survey No. 14, and approximately 6.279 acres out of the Alexander Walters Survey No. 67, Abstract 791, from General Business 1 (GB1) and Agriculture/Conservation (A) Districts to Planned Unit Development (PUD); to be known as The Commons at Heatherwilde and Pecan Planned Unit Development. (REZ1503-03)

Jeremy Frazzell presented this item. The property consists of 2 parcels, first a 38.465 acre parcel, is generally located at the corner of W. Pecan St., and Old Austin-Pflugerville Rd, and the northwest corner of S. Heatherwilde Blvd., and Old Austin-Pflugerville Rd., is being proposed for the Planned Unit Development (PUD) Zoning District. These second parcel, 6.279 acre parcel is, located west of S. Heatherwilde Blvd., and east of Old Austin-Pflugerville Rd., behind the Dairy Queen and the Kwik Kar. Both included in the parcels request total 44.744 acres.

The 38.465 acre parcel was zoned previously as Pacana ALUR until 2014. A reversion clause contained within that ALUR identified that if a preliminary plan was not approved within five years of the rezoning approval that the property will revert back to the preceding GB-1 zoning district.

The proposed PUD is intended to establish an opportunity for a mix of residential and limited commercial uses in a compact, walkable environment.

A TIA will be required with the first plat submitted as required and approval will be needed from TxDOT for W. Pecan St., providing access to the site.

The development has a potential of establishing up to 1,250 residential units which requires a dedication of at least 16.005 acres of park land or pay a fee in lieu of in the amount of \$697,177.80 and with additional fees known as Park Development Fee in the amount of \$663,500. A 6.08 acre civic space is identified to be dedicated with additional 4.69 acres that will be dedicated to provide of 12-ft wide sidewalks/trail improvements throughout the development including the boundary streets. Within the civic space \$900,000 space improvements will be required. The Parks and Recreation Committee reviewed and approved the applicants request for land dedication and parks improvment fee at their April 16, 2015 meeting.

There will be occupancy limitations before Certificate of Occupancies are issued for Blocks 4, 5, 8, and 9 that requires the civic space improvements to be complete and a license agreement in place.

The Comprehensive Land Use Plan identifies this area as a mixed use with neighborhood and community centers.

Staff recommends approval of the zoning request.

This item will go before City Council for Public Hearing and First Reading of Ordinance on June 9, 2015.

Cid Galindo, the applicant, spoke. Mr. Galindo commented that he studied trends across the country about what products are in demand. Demands have

changed due to changes in demographics.

Chairman Blackburn noted that he sees the benefit of this product for the City, being that this project is in the gateway to Pflugerville on the west end, he supports this idea.

Commissioner Flores commented that he likes the concept of this project.

Commissioner Guerrero asked Mr. Galindo if he had any prospective developers. Mr. Galindo said that he does not.

No one signed up to speak during the public hearing.

Chairman Blackburn made a motion to close the public hearing.  
Commissioner Flores seconded that motion. All in favor. Public Hearing closed.

Commissioner Botkin made a motion to approve Item ORD-0255 for rezoning as read. Commissioner Flores seconded that motion. All in favor. Motion carried with a vote of 6-0.

## **5 Discuss Only**

The P & Z Commission serves as the CDBG Advisory Committee and discussed this item during the regular P & Z meeting.

**A**      [2015-3913](#)

Discussion regarding Community Development Block Grant (CDBG) program Action Plan for Program Year 2015.

Emily Barron presented this item, explaining the CDBG program and criteria's that must be met, along with the eligibility of each project proposed. The CDBG 2015 program year begins October 1, 2015. Ms. Barron pointed out that the high priority projects as Infrastructure, Public Buildings & Facilities and Community Service.

The Potential Action Plan projects for Project Year 2015 are:

Parks – Recreation Center Accessibility Improvements for senior citizens and Poe Circle park land acquisition.

Sidewalks/Trails/Streetlights (infrastructure): - Foothill Farms Loop, a 430 foot gap in the sidewalk needs to be extended. Parkway Drive – sidewalk needs to be extended, there is 1,600 feet gap of sidewalk.

Scholarships – Youth programs. This can be used for Pfun Camp, swimming and dance lessons and sports programs to name a few.

Upcoming meetings:

June 23, 2015 - City Council Public Hearing on 2015 Action Plan

June 24 – July 27, 2015 - 30 Day Public Review Period

1. Online at [www.pflugervilletx.gov/communitydevelopment](http://www.pflugervilletx.gov/communitydevelopment);
2. City of Pflugerville Public Library located at 1008 W. Pfluger Street; and
3. Travis County Community Center located at 15822 Foothill Farms Loop.

July 20, 2015 - Advisory Board Discussion & Recommendation at 7:00 p.m.

July 28, 2015 - City Council 2nd Public Hearing on 2015 Action Plan and Resolution

Commissioner Botkin commented that instead of using the grant money on the Foothill Farms sidewalk due to future developer contribution consider another location.

Ms. Barron mentioned that the property along the missing sidewalk, which is public right of way, is owned by Travis County and is part of the parcel with the Health and Human Services building that already exists. Commissioner Botkin asked if we have asked TC to consider building that sidewalk, so maybe there is another opportunity to use that fund elsewhere.

Ms. Barron stated that she will look into it and select this location as an alternate, if another project is found to use the funds on.

## **6 Future Agenda Items**

July 20, 2015 at 7:00 p.m. will be the next Planning and Zoning Commission and the CDBG Capital Advisory Committee meeting.

**7      Adjourn**

**Chairman Blackburn made a motion to adjourn. Commissioner Flores seconded that motion. All in favor. Meeting adjourned at 8:36 p.m.**

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**Rodney Blackburn, Chairman  
Planning and Zoning Commission**

**Respectfully submitted this 20th day of July, 2015.**