



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, September 16, 2013

7:00 PM

100 East Main Street, Suite 500

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### Regular Meeting

#### 1 Call to Order

Staff present was: Emily Barron, Planning Director; Jeremy Frazzell, Senior Planner; Erin Sellers, Planner II; Trenton Klerekoper, Planner I; Trey Fletcher, Assistant City Manager and Hazel Sherrod, Planning Administrative Technician.

Chairman Anker called the meeting to order at 7:00 p.m.

**Present** 6 - Chairman Thomas Anker, Vice Chairman Rodney Blackburn, Commissioner Drew Botkin, Commissioner Kevin Kluge, Commissioner Daniel Flores and Commissioner Lisa Ely

**Absent** 1 - Commissioner Joseph Marse O'Bell

#### 2 Citizens Communication

There were none.

#### 3 Public Hearing

##### A [ORD-0171](#)

To receive public comment and consider an application to rezone an approximate 1-acre tract of land out of the Alexander Walters Survey in Pflugerville, TX, located generally southwest of the E. Pfluger St. terminus from Retail (R) to Single Family Suburban (SF-S); to be known as the Lisso Tract at E. Pfluger St. Rezoning. (REZ1307-02)

Jeremy Frazzell, Senior Planner; presented this item. The current owner intends to combine this tract of land (which is zoned Retail) with the other tract he owns immediately north of this property (which is zoned Single-Family Suburban) to create one tract of land zoned as Single-Family Suburban. The owner proposed to build a new single family dwelling on this tract of land.

The proposed request is consistent with the Comprehensive Plan and staff recommends approval.

Dwain Selman, the property owner, spoke. Mr. Selman would like the zoning approval from the Commissioners in order to combine both lots as one Single-Family Suburban lot.

Chairman Anker asked Mr. Frazzell if Staff received any comments from neighboring properties. Mr. Frazzell answered that he received one email and that it was in support of the rezoning.

No one from the audience requested to speak.

Chairman Anker closes the public hearing.

Vice-Chairman Blackburn made a motion to approve the zoning request (ORD-0178) as read. Chairman Anker seconded that motion. All in favor. Motion carried.

**B**     [ORD-0178](#)

To receive public comment and consider an application to rezone Lots 1 - 4 of the P&P Subdivision consisting of approximately 6.7 acres, locally addressed as 445 FM 685 from General Business 1 (GB1) to General Business 2 (GB2); to be known as AAA Storage Rezoning. (REZ1308-01)

Trenton Klerekoper, Planner I; presented this item. The owner would like to expand his existing storage facility onto the property to the east, which is currently vacant land.

The preferred land use vision plan identifies the property as commercial. The development standards within the General Business 2 (GB-2) districts will provide a buffer for any expanded facilities. Staff recommends approval.

Chairman Anker asked if there was a traffic study was required. Mr. Klerekoper answered, no. Mr. Klerekoper also stated that there will not be public or customer access off of Old Austin-Hutto Rd., only fire and emergency services will be able to access the site from that street; as conveyed by the property owner to staff.

Commissioner Ely asked if the proposed units will be similar to what already exists.

Mr. Klerekoper answered yes.

Omega Baker, residing in Pflugerville, asked when projects are done like this are any greenery left, example are trees cut down if there is one existing.

Ms. Barron, Planning Director; answered that the applicant will have to meeting the landscape requirements and tree preservations for existing trees that are there and have to do additional planting to compensate for the area that the applicant is taken today and have additional landscaping, parking and new features for the new building(s).

Chairman Anker closed the public hearing.

Chairman Anker made a motion to approve ORD 0178 as submitted.

Commissioner Botkin seconded that motion. All in favor. Motion carried.

**C**     [ORD-0177](#)

Conduct a public hearing and consider recommending approval of an ordinance with a caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 974-07-04-10 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIAL DISTRICT FOR AN OUTDOOR COMMERCIAL AMUSEMENT USE FOR APPROXIMATELY 25 ACRES OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 23, PFLUGERVILLE, TEXAS, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF FM 685 AND

TOWN CENTER DRIVE, TO BE KNOWN AS THE HAWAIIAN FALLS WATER PARK SPECIAL DISTRICT (SD1308-01), AND PROVIDING AN EFFECTIVE DATE.

Emily Barron, Planning Director; presented this item. The preferred land use plan states the area is appropriate for mixed use, (live, work and play). Staff recommends approval with conditions of the special district request of an outdoor commercial amusement use.

The building footprint will encompass the entire waterpark as well as the five structures that will be on site in consideration for landscape area. Staff will look at the landscaped area only outside of the building footprint, the landscape within the building footprint will not be counted toward the landscaping requirements. The water and adventure park will be opened 365 days a year. The public entrance to the park will be on FM 685 and exiting on SH 130 frontage road. The park access from SH 130 will be for deliveries, employee, emergencies and exiting the park.

The request for height in the CL-4 will allow for 60 feet, the applicant is requesting 85 feet for pieces of the park that coincide with the zip line and slides that requires the height in order to accommodate the various amusements due to the slope of the property, the structures that will be in the front of the park do not require such height and can easily meet the minimum building height requirement. The project is appropriate due to its commercial location in between two highways. The landscaping requirement will allow for palm trees, but only the palm trees that grow in our zone and are on our hardiness planting guide to allow the applicant to keep in theme with the Hawaiian feel of their project.

Floyd Akers with the Pflugerville Community Development Corporation (PCDC) spoke.

Chairman Anker asked what the occupancy attendance rate is for a typical day will be. Mr. Akers answered that the fire department will set that determination what that number will be. Mr. Akers believes that for this particular site plan proposed, it may be about 3 persons per car, approximately 1800 persons maximum per day.

Tim Moltz, owner of Catalyst Engineering Group, the consultant on this project spoke. Mr. Moltz commented that his customer asked for about 750 to 900 parking spaces at the park to allow for visitors to come and go throughout the day.

Chairman Anker asked if the site plan was completed. Mr. Moltz answered that the site plan is still being worked on and at this time is not complete. Chairman Anker asked how many parking spaces will be at this site. Mr. Moltz answered that at last count was 863 parking spaces. Mr. Moltz noted that there is a Traffic Impact Analysis (TIA) being done at this time and they are looking at potential improvements. The traffic light on FM 685 and Town Center Dr., will have to be revised to accommodate a four way intersection. A deceleration lane is proposed northbound on FM 685 into the park entrance.

Chairman Anker asked what the hours of operation will be. Mr. Akers answered that the hours of operation will be from 10:00 a.m. to 8:00 p.m. Mr. Akers also mentioned that the majority of the parks business will occur during the

summer hours when the schools are out.

Chairman Anker asked Mr. Akers to explain about the water usage and how it comes into play with today's drought procedures.

Mr. Akers answered that the water park will use about 10 million gallons of water annually. That is about the amount of water the City of Pflugerville uses in a day. If this 25 acre site were to have single-family homes developed there, they would use about four times the amount of water proposed by the water park. If multi-family homes were to be developed on this site the amount of water proposed for usage would be about twice the amount of the water park. Retail and or office projects may use less water. Mr. Akers mentioned that they are looking at a plan to bring reclaimed water to the site as well which could make up for about 70% of the water used at the park.

Commissioner Ely asked will there be hike and bike lanes/sidewalks along FM 685? Mr. Akers answered that there will be once development has occurred. Ms. Barron commented that sidewalks will be required as part of the site development project.

Commissioner Botkin is concerned about the traffic on FM 685 and the extra traffic that will be created once the park is constructed.

Mr. Akers commented that he is willing to wait until the next P & Z meeting for the Commissioners to make a consideration.

Omega Baker, residing at 805 Pigeon Forge Rd., spoke. Ms. Baker asked about the \$21 million bond that is financing this project.

Mr. Akers answered that this was the original plan and now they are currently reevaluating that considering doing private financing instead because the interest rates are better and lower, so a bond may not be needed. Mr. Akers explained that even though the City was going to issue the bond that the City was not responsible to pay for the project, PCDC was, and ultimately the water park is paying the bond. The only way that PCDC would have to make a payment is if the water park went bankrupt. Sales tax dollars, dedicated for economic development, are what is guaranteed for payment of the loan from PCDC and it does not affect the homeowner's property tax rates. By doing the water park Mr. Akers hopes this will continue to help the City to lower its taxes on the citizens.

Ms. Baker also spoke in concern of the drought and that it is not emphasized enough.

Shannon McClenny, residing on Pigeon Forge Rd., spoke about her personal experience and how the drought affects her home.

Scarlet McClenny, residing on Pigeon Forge Rd., spoke asking the Commissioners to wait a couple more years for the water park to allow us more time to get out of the drought, also to allow for more water to be dedicated to agriculture and the environment.

Chairman Anker closed the public hearing.

There was discussion among the Commissioners on this project, about the water concerns and the traffic concerns.

Mr. Akers proposed to the Commissioners, that a decision be postponed to allow the applicant more time to work with the City Engineer to reevaluate the traffic issues and address some of the water and reclaim water use concerns.

Chairman Anker made a motion to postpone a decision until the October 7, 2013 P & Z meeting. This will allow the applicant more time evaluate the traffic concerns. Vice-Chairman Blackburn seconded that motion. All in favor. Motion carried.

**4 Consent Agenda**

**A**     [2013-2240](#)     Approving a Subdivision Variance to allow posting partial fiscal security for Falcon Pointe Section 13-A final plat.

**B**     [2013-2243](#)     Approving a Preliminary Plan for Concordia High School; a 42.709-acre tract of land out of the L.C. Cunningham Survey No. 68, Abstract No. 163, in Pflugerville, Texas. (PP1303-01)

**D**     [2013-2286](#)     Approving the Falcon Pointe - South Tract Major Facilities Final Plat; a 15.323-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County Texas.

Vice-Chairman Blackburn made a motion to approve the Consent Agenda Items 4A (2013-2240), 4B (2013-2243), and 4D (2013-2286) as read. Commissioner Flores seconded that motion. All in favor. Motion carried.

**C**     [2013-2285](#)     Approving the Falcon Pointe - Section 16 Final Plat; 19.764-acres of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County Texas.

Chairman Anker pulled Item 4C (2013-2285) from the Consent Agenda; it will be resubmitted at a later date for consideration.

**5 Future Agenda Items**

Consideration on Hawaiian Falls Water and Adventure Park.

Worksession on October 7th, 2013.

**6 Adjourn**

Chairman Anker made a motion to adjourn the meeting at 8:23 pm. Vice-chairman Blackburn seconded that motion. All in favor. Meeting adjourned.

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Rodney Blackburn, Vice-Chairman  
Planning and Zoning Commission

Respectfully submitted this 7th day of October, 2013.