



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, August 5, 2013

7:00 PM

100 East Main Street, Suite 500

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### Regular Meeting

#### 1 Call to Order

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

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

Also present was George Hyde, City Attorney and Jeff Coleman, Mayor.

**Present** 6 - Chairman Thomas Anker, Vice Chairman Rodney Blackburn, Commissioner Joseph Marse O'Bell, Commissioner Kevin Kluge, Commissioner Daniel Flores and Commissioner Lisa Ely

**Absent** 1 - Commissioner Drew Botkin

#### 2 Citizens Communication

There were none.

#### 3 Public Hearing

##### A 2013-2164

To receive public comment and consider approving an application to Replat Lot 1 of the Renewable Energy Park subdivision into two (2) separate lots to create Lot 1A and 1B to be known as the Replat of Lot 1-Renewable Energy Park. (RP1306-01)

Jeremy Frazzell presented this item.

Chairman Anker stated that this was a public hearing and asked if anyone in the audience wished to address the Commission on this item. There were none.

Chairman Anker closed the public hearing.

No discussion.

Vice-Chairman Blackburn made a motion to approve Item 2013-2164 as read. Chairman Anker seconded that motion. Chairman Anker took a voice vote, all in favor. Motion carried unanimously.

##### B ORD-0172

To receive public comment and consider an application to change the zoning from Multi-Family Urban (MF-U) to Alternative Land Use Regulation (ALUR), for an 18.938 acre tract of land out of the John

Van Winkle Survey No. 14, Abstract 786 in Pflugerville, Texas, located along the east side of Heatherwilde Blvd, between Pecan St. and Pfennig Ln., to be known as the Carrington Court ALUR Rezoning. (REZ1307-01) THIS ITEM HAS BEEN PULLED AND NO ACTION IS REQUESTED AT THIS TIME

This item was pulled from the agenda by the applicant and no action is required.

**4 Consent Agenda**

**A 2013-2053** Approving the Park at Blackhawk Ph. VII preliminary plan consisting of 47.98 acres out of the George Grimes Survey No. 12 and V.W. Swearingen Survey No. 32 in Travis County, TX (PP1302-01)

**B 2013-2123** Approve the Planning and Zoning Commission Worksession minutes for the July 1, 2013 meeting.

**C 2013-2124** Approve the Planning and Zoning Commission minutes for the July 1, 2013 regular meeting.

**D 2013-2141** Approve the Planning and Zoning Commission Worksession minutes for the July 15, 2013 meeting.

**E 2013-2162** Approving a one time, 180-day construction permit extension for the CVS pharmacy at 1605 Well Branch Pkwy.

**F 2013-2165** Approving the Park at Blackhawk III Preliminary Plat; a 29.32-acre tract of land out of the V.W. Swearingen Survey No. 32; in Travis County Texas.

**I 2013-2172** Approving a Revised Preliminary Plat for the Pflugerville Community Development Corporation SH 130 Commerce Center - Phase II, formerly known as Renewable Energy Park; consisting of 152.224-acres of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas

Chairman Anker made a motion to approve Items A (2013-2053), B (2013-2123), C (2013-2124), D (2013-2141), E (2013-2162), F (2013-2165), and I (2013-2172). Commissioner O’Bell seconded that motion. All in favor. Motion carried.

**G 2013-2166** Approving the Springbrook Apartments Phase 1 Final Plat; a 16.624-acre tract of land out of the John Van Winkle Survey No. 70, Abstract No. 787; in Travis County Texas.

**H 2013-2167** Approving the Springbrook Apartments Phase 2 Final Plat; a 25.21-acre tract of land out of the John Van Winkle Survey No. 70, Abstract No. 787; in Travis County Texas.

Items G (2013-2166) and H (2013-2167) were pulled from the consent agenda to be discussed on the regular agenda.

Emily Barron presented on these items; Springbrook Apartments Phases 1 and 2.

Ms. Barron stated that City Staff and City Council has received multiple inquiries on these two items because they are proposed to be built with multi-family. The multi-family zoning on this property occurred in 2001 and has remained since that time. These properties have been entitled to be developed as multi-family and the request before the Commission is for a subdivision of the property only. Both phase 1 and phase 2 of the project have met state and local requirements and the Commission is required to approve them per state law.

Item G: Phase 1 is 16.24 acres and there is site plan under review for approximately 270 multi-family dwelling units, which will be administratively approved once all comments from staff has been addressed.

Item H: Phase 2, lot 1 is approximately 19.3 acres and multi-family units will be developed on it. Lot 2 of Phase 2 is approximately 5.520 acres and will be dedicated to the city to meet parkland requirements for both phases of the multi-family units and will pay a fee in lieu of parkland at the time that Phase 2 of the multi-family units is developed.

Jana Rice with Cunningham Allen Engineers, representing the applicant spoke. Ms. Rice stated that Ms. Barron has covered the details of the plot plan very well. The parkland and easements required have been dedicated to the city and requests the Commissioners approval on the plats.

Vice-Chairman Blackburn asked how many stories the apartments will be.

Ms. Rice answered that the buildings will be two stories and 270 units for the first phase. A Traffic Impact Analysis (TIA) was provided to staff and the applicant has paid their pro rata share for the identified improvements.

Chairman Anker asked if the development is building the maximum allowable units per acre.

Ms. Rice answered that they are allowed for Phase 1, 16.24 acres a maximum of 332 units and they are proposing 270 units and for 19.34 acres a maximum of 387 units are allowed for phase 2 of the Apartments.

Shawn Conly residing in Royal Pointe Subdivision, at 18725 Candace Loop spoke in opposition to the project

Judy Key residing in Royal Pointe Subdivision, at 18609 Jana Patrice Dr spoke in opposition to the multi-family project. There are only two entrances/exits for the Royal Pointe subdivision and traffic has become a concern on New Meister since SH 45 was constructed because drivers are trying to avoid the toll road. Ms. Key is also concerned that the runoff from the property will go into the wet weather creek behind their homes and wanted to know how is that being handled so that there is no flooding issue.

Keith Brewer residing at 18720 Candace Loop spoke in opposition to the project.

No one else signed up to speak.

Chairman Anker made a motion to approve Items G (2013-2166) and H (2013-2167) as submitted. Commissioner Kluge seconded that motion. All in favor. Motion carried unanimously.

**5 Future Agenda Items**

None.

**6 Adjourn**

Chairman Anker adjourned the meeting at 7:39 p.m.

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Thomas Anker, Chairman  
Planning and Zoning Commission

Respectfully submitted this 7th day of October, 2013.