



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, July 18, 2011

7:00 PM

100 E Main St., Suite 500

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### 1 Call to Order

Mr. Norder called the meeting to order at 7:01 p.m.

Staff present was: Trey Fletcher, Managing Director of Operations & Interim Planning Director; Jeremy Frazzell, Senior Planner; and Hazel Sherrod, Planning Administrative Technician.

**Present** 5 - Chairman Naji Norder, Vice Chairman Thomas Anker, Member Rodney Blackburn, Member Lisa Ely, and Member Kirk Lowe

**Absent** 2 - Member Sam Storms, and Member Kathy Taylor

### 2 Citizens Communication

None.

### 3 Public Hearing

2011-0664

Conduct a Public Hearing and Consider text amendments to Chapter 157: Unified Development Code; amending Subchapter 4 Establishment of Districts and Boundaries to add clarification to the unit mix requirement in the Multi-Family Suburban Residential District (MF-S) and Multi-Family Urban Residential District (MF-U); and Subchapter 5 Establishment of Overlays and Special Districts to add unit mix requirements for multi-family developments in the Suburban Level 3 (CL3), Urban Level 4 (CL4) and Urban Center Level 5 (CL5) districts. (CA1106-01)

Jeremy Frazzell presented this item. Mr. Frazzell noted that this is simply a cleanup of the requirements found in the Unified Development Code (UDC). The UDC requirement does not address three or more bedroom units in an apartment complex(s). Staff recommends approval of the proposed text to ensure uniformity throughout the City through the UDC.

Mr. Fletcher added that the bedroom count requirement would make it applicable City wide.

No one requested to speak, Mr. Norder made a motion to close the public hearing. Mr. Blackburn seconded the motion. The Public hearing was closed.

Mr. Blackburn made a motion to accept 2011-0664 (Bedroom Unit Mix Requirements) as read. Mr. Lowe seconded the motion. All in favor. Motion carried unanimously.

**4 Consent Agenda**

**Mr. Norder pulled 2011-0724 and 2011-0725, the one-time 180-day extensions for further discussion onto the regular agenda.**

**Mr. Norder asked, what was the motivation for these two items, the one-time 180 day extensions being requested?**

**Mr. Frazzell explained that the applicant ran into issues with getting the construction and improvements going. The applicant has a 90-day period that the permit is good for and the expiration date will be occurring shortly.**

**2011-0665** Approve the minutes for June 6, 2011 Planning and Zoning Commission Meeting.

**2011-0724** Approving a one time, 180-day extension request for Spring Trails Phase 4 and 5 Construction Permit.

**Pulled**

**2011-0725** Approving a one time, 180-day extension request for Villages of Hidden Lakes Ph. 6B-1 Construction Permit.

**Pulled**

**2011-0726** Approving a Subdivision Variance and Preliminary Plan for Stone Hill Town Center Section Two; a 60.64-acre tract of land out of the T.G. Stewart Survey No. 6, Abstract No. 689, in Pflugerville, Texas. (PP1106-01)

**2011-0727** Approving a Final Plat for Falcon Pointe Section Four-South; a 17.853-acre tract of land out of the John Beckman Survey No. 16, Abstract No. 55, in Pflugerville, Texas. (FP1104-01)

**Mr. Blackburn made a motion to approve the Consent Agenda, excluding Items 2011-0724 and 2011- 0725. Mr. Anker seconded that motion. All in favor. Motion carried unanimously.**

**Mr. Norder made a motion to approve one-time 180 day extensions for 2011-0724 and 2011-0725. Mr. Anker seconded that motion. All in favor. Motion carried unanimously.**

**5 Council Action Update**

- 2011-0663** Council Action Update
- Kelly Lane C-Store Rezoning
  - Economic Development Agreement for SHTC
  - Annexation schedule(s)
  - Planning Director position
  - Kelly Lane and Colorado Sand Dr. construction
  - Travis County bond election
  - Water Master Plan and Water Model contract

Mr. Fletcher asked the Commissioners if they had questions for him pertaining to the items listed.

Mr. Norder asked if there were no plans to fill the Planning Director position because of the economic downturn. Mr. Fletcher said there was no correlation with the economy and advertisement for the position has been posted and we will be doing interviews again soon.

## 6 Future Agenda Items

August 1, 2011 is the next P & Z Meeting.

Final Plats and a Rezoning application will be up for review at the next meeting.

## 7 Adjourn

Mr. Norder made a motion to adjourn. Mr. Blackburn seconded that motion. Meeting adjourned at 7:12 p.m.

Respectfully, submitted by \_\_\_\_\_, on this 1st day of August, 2011.

Naji Norder, Chairman  
Planning and Zoning Commission