



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, June 6, 2011

7:00 PM

100 E Main St., Suite 500

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### Regular Meeting

#### 1 Call to Order

Mr. Norder called the meeting to order at 7:00 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** 7 - Chairman Najj Norder, Vice Chairman Thomas Anker, Member Sam Storms, Member Rodney Blackburn, Member Lisa Ely, Member Kathy Taylor, and Member Kirk Lowe

#### 2 Citizens Communication

None.

#### 3 Consent Agenda

[2011-0589](#)

Approve the minutes for May 2, 2011 Planning and Zoning Commission Meeting.

Mr. Anker made a motion to approve as written. Mr. Blackburn seconded that motion. All in favor. Motion carried.

#### 4 Discuss and Consider

[2011-0637](#)

Discuss and consider existing subdivision street design standards.

Trey Fletcher noted that the Planning Department was encouraged by the City Council to look into the City's subdivision requirements for street design to evaluate how they compare with other communities and whether existing regulations impose or restrict a specific design (grid vs. curvilinear).

Jeremy Frazzell presented the details of his presentation providing detailed comparisons of the City of Pflugerville design standards and neighboring cities of about the same size.

Mr. Norder noted that he does like the idea of the road slimming/necking down instead of traffic circles or the road curving which may cause a safety issue for vehicles.

Mr. Frazzell touched on the issue of road spacing, block lengths, traffic calming and connectivity index.

Mr. Frazzell asked if the Commissioners have any input, suggestions, comments or questions for staff.

Mr. Anker believes what staff is doing now seems to be working fine.

**RES-0047**

Discuss and consider annual annexation plan recommendation.

Mr. Fletcher discussed and presented the annexation plan to be considered. There have not been any proposed areas for annexation since the Greenridge Subdivision Annexation in 2007.

Staff recommends against including areas under the 3-year municipal annexation plan requirements.

There are five areas that rose to the top of the annexation plan for next year. Much of the acreage being evaluated for annexation sustains an agricultural exemption. This specifically affects Areas 2, 3, 4 and 5. New procedures in Chapter 43.035 passed by the Legislature in 2007 state that a municipality may not annex an area appraised for ad valorem tax purposes as land for agricultural uses unless the city offers to make a development agreement with the landowner that would:

- A) Guarantee the continuation of ETJ status of the area,
- B) Authorize the enforcement of all regulations and planning authority of the municipality that do not interfere with the use of the area for agriculture; and
- C) The landowner declines to make the agreement.

A service plan is required with non-annexation development agreements.

Staff recommends the non-annexation development agreements where applicable to areas 2-5 and full-purpose annexation of areas 1-5 as authorized.

Mr. Fletcher noted that Fairways of Blackhawk subdivision may be eligible for annexation possibly in 2023. Also annexation may be possible along the SH45 right-of-way.

The five areas that rose to the top of the annexation plan for next year are;

Area 1 - is annexable now, and is located north on SH 130 of County Road 138 in Williamson County.

Area 2 - agriculture exempt property south of Lake Pflugerville east of SH 130 previously known as Cactus development.

Area 3 - Along the north and south on E Pecan St., east of Old Hutto Rd., and Immanuel Rd., approximately 135 acres would be annexable with the completion of E. Pecan Street roadway project.

Area 4 - A large tract of land off the Wells Branch Pkwy to the east of Dessau Rd., approximately 249 acres in size.

Area 5- to the north of SH 45 and west of SH 130

Area 5 would need a plan for extension put into play for utility. The City of Pflugerville would not be the water provider.

Mr. Blackburn made a motion to accept staff's suggestion on annexing areas 1 & 5.

Mr. Norder asked Mr. Blackburn if there is a reason why he disliked areas 2, 3, and 4.

Mr. Blackburn does not believe that it is wise to annex areas 2, 3 and 4 at this time, particularly area 4.

Mr. Fletcher clarified that in areas 2, 3 and 4 he is not proposing that the city annex them. He is proposing that an annexation development agreement would be offered to the property owners and if choose not to enter into agreement with the City then the City would back off. If they opt not to sign the agreement, the City can annex them, but Mr. Fletcher does not think we should

at this time.

Mr. Norder asked if there was a second motion to Mr. Blackburn's motion. There was no answer for a second, therefore the motion dies.

Mr. Anker made a motion to accept staff's recommendation and recommend to City Council to pursue a non-annexation development agreement where applicable to areas 2 through 5 and; a full purpose annexation of areas 1 through 5 as authorized by Chapter 43 of the Local Government Code.

Ms. Taylor seconded that motion.

Mr. Norder took a roll call for the votes: Mr. Storms voted aye. Mr. Blackburn voted nay. Mr. Norder vote aye. Mr. Anker voted aye. Ms. Ely voted aye. Mr. Lowe voted aye. Ms. Taylor voted aye.

Motion was carried with a vote of 6 to 1.

**Aye:** 6 - Chairman Naji Norder, Vice Chairman Thomas Anker, Member Sam Storms, Member Lisa Ely, Member Kathy Taylor, and Member Kirk Lowe

**Nay:** 1 - Member Rodney Blackburn

## 5 Council Action Update

[2011-0593](#)

### Council Action Update

- Blackhawk Commercial Rezoning
- HCBC Athletic Field Lighting
- Weiss Lane C-Store Rezoning
- 2011 Parks, Recreation, and Open Space Master Plan

Mr. Fletcher briefly updated the Commissioners on the Council items.

## 6 Future Agenda Items

Next P & Z Meeting will be held on July 18th due to the 4th of July holiday.

## 7 Adjourn

Mr. Storms made a motion to adjourn. Mr. Anker seconded that motion. Meeting adjourned at 8:20 p.m.

Respectfully submitted by \_\_\_\_\_, on this 18th day of July 2011.

Naji Norder, Chairman  
Planning and Zoning Commission