



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, April 7, 2014

7:00 PM

100 E.Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present was: Trey Fletcher, Assistant City Manager; Emily Barron, Planning Director; Jeremy Frazzell, Senior Planner; Erin Sellers, Planner II; Dan Franz, City Engineer and Hazel Sherrod, Planning Administrative Tech.

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

Present 7 - Vice Chairman Kevin Kluge, Commissioner Daniel Flores, Commissioner Lisa Ely, Chairman Rodney Blackburn, Commissioner Joseph Marse O'Bell, Commissioner Rachel Nunley and Commissioner Drew Botkin

2 Citizens Communication

There were none.

3 Consent Agenda

- A 2014-2774** Approving the Blackhawk Commercial Preliminary Plan; a 5.008-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County, Texas. (PP1311-02)
Approved on the Consent Agenda
- B 2014-2775** Approving the Blackhawk Commercial Final Plat; a 5.008-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County, Texas. (FP1312-01)
Approved on the Consent Agenda
- C 2014-2829** Approving the Planning and Zoning Commission Minutes for the March 3, 2014 regular meeting.
Approved on the Consent Agenda
- D 2014-2846** Approving a Final Plat for Buttercup Retail, a 6.859-acre tract of land out of the Alexander Walters Survey 67, Abstract 791 in Travis County, Texas. (FP1403-02)
Approved on the Consent Agenda
- E 2014-2847** Approving a Final Plat for the Villages of Hidden Lake, Phase 6A-1, an

11.06-acre subdivision out of the George M. Martin Survey No. 9, Abstract No. 529 in Travis County, Texas. (FP1311-09)

Chairman Blackburn made a motion to approve the Consent Agenda as read. Commissioner Flores seconded that motion. All in favor. Motion carried unanimously.

4 Public Hearing

- A 2014-2845** To receive public comment and consider an application to Replat Lot 1A of the Amended Plat of Lots 1, 2, 3 and 6, Block A, Pfluger Crossing South, Phase 1; a 14.049 acre lot out of the Thomas Stuart Survey No. 6, Abstract No. 699 and John Davis Survey No. 13, Abstract No. 231, in order to establish 2 new lots. (FP1401-02)

Jeremy Frazzell, Senior Planner, presented this item.

The proposed replat is to allow for new development on Lot 1, by dividing Lots 1A into Lot 1 and 2. As required by the Unified Development Code (UDC), all lots are required to front a public right of way. Lot 1 will then have 15.50 feet of frontage off of FM 685 and Lot 2 will have frontage off of E. Pflugerville Pkwy. There was discussion regarding the amount of frontage. Mr. Frazzell explained that at this current time the UDC does not have a minimum lot width, therefore the proposed replat does meet the minimum UDC requirements. There is also an existing internal access easement that will ensure access to this lot as well as adjacent lots.

Staff recommends approval for the Replat of Lot 1A of the Amended Plat of Lots 1, 2, 3, and 6 Block A, Pfluger Crossing South, Phase 1 because it meets the minimum local and state requirements.

Chairman Blackburn asked if the applicant was present. Mr. Frazzell answered that David Mojica, Engineer, representing the owner is present.

Mr. Blackburn asked Mr. Mojica what the owner plans on doing with the two smaller lots remaining after the replat, due to the configuration of Lot 1.

Mr. Mojica answered that the owner does not have any specific plans for those two smaller lots at this time, but the owner would like to sell them separately.

Chairman Blackburn made a motion to close the public hearing. Vice-Chairman Kluge seconded that motion. All in favor. Public hearing closed.

Chairman Blackburn made a motion to accept Item 4A (2014-2845) as read. Commissioner O'Bell seconded that motion. All in favor. Motion carried unanimously.

5 Discuss Only

- A 2014-2844** To discuss the Capital Improvement projects that have been completed or that are under construction since the adoption of the 5-year Capital Improvement Plan for FY 2013 - 2017.

Emily Barron presented this item. The Charter requires the P & Z Commission make a recommendation for a five (5) Capital Improvement Plan (CIP) every year. Staff will give the Commissioners an update on where we have been with CIP over the past year. There is no action required on this item. In May staff will bring this item back with a formal list of CIP for the next year and that is when the Commission will make a recommendation. On May 13th the Planning and Zoning Commission and City Council will meet for a joint meeting and P & Z can make a formal recommendation at that time.

Trey Fletcher, Assistant City Manager, gave an update on the CIP for the Library which was completed last year, April 2013. The bond authorizing the project was passed by the voters in 2008 for \$7 million. It expanded the existing facility from 12,000 sq. ft to approximately 28,000 sq. ft., for about \$4.5 million in actual construction cost. There was an additional 100 parking spaces added and 7 additional meeting rooms and the patron traffic to the new location has tripled.

Dan Franz, City Engineer, gave an update on the present CIP that have been completed and are currently on the way.

- Pfluger Farm Lane roadway & utilities construction have had the final walk thru and is anticipated to be accepted before the end of this month. The rest of the roadway is expected to be completed by 2022.
- Colorado Sand Blvd. (including Autumn Slate Dr., and Copper Mine Dr.), the north portion opened in November of 2013.
- Kelly Lane Phase 1A the road and transmission main; between Murchison Ridge and Falcon Pointe will be widened to a four lanes with 3 new traffic lights. The 24 inch waterline will be installed in two weeks and the project is anticipated to be completed by January 2015.
- Kelly Lane Phase 1B reconstruction of the existing two (2) lanes from Falcon Pointe Blvd., to Moorlynch Ave.
- N. Heatherwilde Blvd., widening is about 99% design completed, from Wilke Ridge to New Meister Lane, there is no funding for construction at this time. This project will widen N. Heatherwilde Blvd., to a four lane urban road; with a raised median and a traffic light proposed at Kingston Lacy Blvd., and N Heatherwilde Blvd. Staff is working on all the easement and right of way acquisition from all property owners from both side of Heatherwilde Blvd at this time.

6 Future Agenda Items

P & Z joint meeting with City Council on May 13th at 6:00 p.m.

May 5th, 2014 CIAC meeting at 6:00 p.m. and the P & Z meeting will be at 7:00 p.m.

Annexation and CIP list will be presented to the P & Z in May.

Information on the CDBG and potential projects staff has ongoing will be presented at that time.

Update on the UDC amendments.

Master Transportation Plan.

7 Adjourn

Commissioner Ely made a motion to adjourn the meeting. Commissioner Flores seconded that motion. All in favor. Meeting adjourned.

Rodney Blackburn, Chairman
Planning and Zoning Commission

Respectfully submitted on this 5th day of May 2014.