



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, December 6, 2010

7:00 PM

100 E Main St., Suite 500

1 Call to Order

The meeting was called to order by Chairman, Najj Norder, at 7:00 p.m.

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

Present 4 - Chairman Najj Norder, Member Rodney Blackburn, Vice Chairman Thomas Anker, and Member Kathy Taylor

2 Citizens Communication

None.

3 Public Hearing

2010-0350

Hold a public hearing and consider an application by the City of Pflugerville to apply zoning to the Greenridge Subdivision associated with the 2010 3-year annexation plan as follows: the Single-Family Suburban (SF-S) zoning district is proposed for all lots within Greenridge Subdivision Phases 1-6, less and except that the Agriculture/Conservation (A) zoning district is proposed for drainage and water facility lots identified as: Lot 90 Block B, Phase 1; Lot 47 Block I, Phase 4; and Lots 27A and 27B Block L, Phase 6 Correction Plat; for a total of approximately 159 acres within Pflugerville, TX to be known as the 2010 Greenridge Annexation Zoning. The property is generally located along Cheyenne Valley Dr., between N. Heatherwilde Blvd., and Gattis School Rd. (REZ1011-01).

Jeremy Frazzell presented this item, giving a history of the subdivision and the annexation in progress.

Staff recommends approval. The request conforms with the Comprehensive Plan.

Mr. Anker asked if the property the water tower is on, is it zoned agriculture and is that the proper zoning.

Mr. Frazzell answered that is appropriate zoning and it is maintained by Manville. The drainage easement and the detention lot is maintained by the Homeowners Association of Greenridge. So is the private parkland in the subdivision.

Jay Patel, vice-president of the Greenridge HOA, residing at 424 Boone Valley Dr, spoke. Mr. Patel would like to dedicate the park to the City as parkland. The HOA would like to and can maintain the park, but for tax purposes they do not want the lots the park is on to be set as single-family residential lots.

Mr. Fletcher noted that this dedication was not discussed in the annexation negotiations. Mr. Fletcher gave guidance to the Commissioners to call out the lots the park is on to be zoned Agriculture/Conservation and not zone it as Single-Family Suburban.

Mr. Anker made a motion to approve the zoning of the Greenridge Subdivision as staff presented with the exception that the lot the park is located on is zoned as Agriculture/Conservation. The lots are called out as: Greenridge Phase 2 Lot 2 Block G, Lots 32 and 33 Block G; and Greenridge Phase 6 Lot 1 Block G to be zoned Agriculture/Conservation. Ms. Taylor seconded that motion. All in favor. Motion carried.

Aye: 7 - Chairman Najj Norder, Sam Storms, Member Rodney Blackburn, Lisa Ely, Vice Chairman Thomas Anker, Kirk Lowe, and Member Kathy Taylor

4 Consent Agenda

2010-0346

Approve the minutes for the November 1, 2010 P & Z Commission regular Minutes.

This matter was Approved on the Consent Agenda

[2010-0347](#)

Approve the minutes for the November 1, 2010 P & Z Commission supplemental minutes.

This matter was Approved on the Consent Agenda

[2010-0352](#)

Consider a Final Plat for The Commons at Rowe Lane Ph. III-A; a 13.77-acre Tract of land out of the Jacob Casner Survey A-2753, in Travis County, Texas (FP1010-02).

This matter was Approved on the Consent Agenda.

Mr. Norder made a motion to approve the Consent Agenda as written. Mr. Blackburn seconded that motion. All in favor. Motion carried.

5 Council Action Update

All of the Planning items were approved at the City Council meeting on November 23rd:

- Athletic field lighting text amendment
- Body art studio text amendment (4-1)
- Greenridge Annexation First Reading
- Proceeding with TWDB loan process for wastewater facilities
- TIRZ first reading
- Adoption of the 2009 International Building codes

Mr. Fletcher presented and briefly discussed them with the Commissioners.

6 Future Agenda Items

Reserve at Heatherwilde - Rezone
Spring Trails Phase 3 - Final Plat
Blackhawk Commercial - Rezone

7 Adjourn

Ms. Ely made a motion to adjourn. Mr Blackburn seconded that motion. Meeting adjourned at 7:15 p.m.

Naji Norder, Chairman

Approved by _____, on this 3rd day of January, 2011.