



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, May 2, 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 7:00 PM.

**Staff present:** Trey Fletcher, Managing Director of Operations & Interim Planning Director; Erin Sellers, Planner II; Jeremy Frazzell, Senior Planner; and Hazel Sherrod, Planning Admin. Tech.

**Present** 7 - Chairman Najji 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 Public Hearing

**ORD-0058** To receive public comment and consider an application to change the zoning from Light Industrial (LI) to General Business 2 (GB2) for Lot 1, Pflugerville Industrial Park for a total of approximately 2.509 acres within Pflugerville, TX to be known as the Weiss Lane C-Store Rezoning. The property is located generally southeast of the Weiss Lane and Kelly Lane intersection. (REZ110301)

Jeremy Frazzell presented this project. The proposed tract is unimproved at this time and the current zoning on this lot is Light Industrial (LI) which was zoned in 2009.

The property was annexed into the City of Pflugerville in 2006 and zoned Agriculture/Conservation (A).

The difference between the General Business-2 (GB-2) and the LI district zoning is that the GB-2 will allow for commercial land uses and additional design standards in that district. In a LI zoning district is will not allow for a gas station or a day care facility in that zoning, but an open storage facility is allowed.

Staff recommends the rezoning of this site from LI to GB-2 to allow for commercial land uses that can be supported by the surrounding residential neighborhoods and traffic.

The applicant, Ramzi Awad of New Horizon Enterprises at 765 Acorn St., Austin, TX, spoke. Mr. Awad noted that he wants to construct a 3500 sq. ft. gas station on Weiss Lane. Mr. Awad has also constructed gas stations in Taylor, and Georgetown. The site will be for a Chevron station with a fast food outlet inside and a four pump station. The hours of operation will be from 5 am - 11 pm.

Mr. Anker made a motion to close the Public Hearing. Mr. Blackburn seconded that motion. All in favor. Motion carried.

Mr. Anker asked if the applicant owns the properties in question and is the owner also aware of the request for rezoning.

Mr. Frazzell answered that Mr. Anthony Dobias owns the property and that he did sign the Owners Consent Form giving permission to the applicant to request the rezoning.

Mr. Norder made a motion to approve the request for rezoning from Light Industrial (LI) to General Business 2 (GB-2) of Lot 1 as recommended by staff.

Mr. Anker seconded that motion. All in favor. Motion carried.

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

**2010-0573** To hold a public hearing to discuss and consider a recommendation to the City Council on the 5-year Capital Improvement Plan for FY 2012-2016.

Erin Sellers presented this item. This is also scheduled for a Public Hearing at the May 24th City Council meeting.

The street projects that are currently funded are:

- Becker Farms Road
- Colorado Sand Drive (as a two lane with median cuts)
- Kelly Lane Phase 1A (To be included with TIRZ - Murchison Ridge to Western-most intersection of Falcon Pointe Blvd and Kelly Lane).
- East Pflugerville Parkway (F.M. 685 - SH 130)

There are four roadway projects that are still in design phase:

- Heatherwilde Blvd Phase 1 & 2 (SH 45 to Wilke Ridge Lane)
- Kelly Lane Phase 1B (Western-most intersection of Falcon Pointe Blvd to Moorlynch)
- Pfennig Lane (Railroad Ave. to FM 685)
- Kelly Lane Re-rout (To align with Cele Road)

Staff recommends to that the City pursue the funded street projects through construction for the Becker Farms Road, Colorado Sand Drive (TIRZ), Kelly Lane Phase 1A (TIRZ), and East Pflugerville Pkwy.

The remaining unfunded projects will remain on hold until funding is available. Mr. Norder motioned to close the Public Hearing. Mr. Blackburn seconded that motion. All in favor. Motion carried.

Ms. Sellers noted that the City was approached by Travis County of potential capital improvement projects to be funded by a bond referendum anticipated in November 2011. Some of these projects are within Pflugerville's ETJ and have high growth development areas. The City was approached by Travis County to participate in a cost sharing effort/bond referendum for road repairs.

Staff is requesting input from the Planning and Zoning Commission on construction for streets within Travis County such as Weiss Lane.

Mr. Norder made a motion to recommend to city council with regard to funded project and county project proceed as staff recommended:

- Becker Farms Road
- Colorado Sand Drive
- Kelly Lane Phase 1A
- East Pflugerville Parkway (F.M. 685 - SH 130)

And to include Heatherwilde Blvd Ph 1 & 2, Kelly Ph 1B and a project known as Kelly Lane Phase 1C to complete the Kelly Lane project in the area.

Kathy Taylor seconded that project all in favor. All in favor. Motion carried unanimously.

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

## 4 Consent Agenda

**2010-0561** Approving a Preliminary Plan for Huntington Park; a 20.185 acre tract of land out of the Jacob Casner League Survey No. 9, A-2753, in Pflugerville, Texas. (PP1009-02)

Mr. Blackburn requested this item pulled in order to discuss it on the regular agenda.

Mr. Norder pulled this item from the Consent Agenda.

Mr. Blackburn noted that he had concerns about the traffic flow created by this project when it first came before the Planning and Zoning Commission. Item was discussed.

Mr. Blackburn motioned to approve the Huntington Park Preliminary Plan as presented by Staff. Mr. Anker seconded that motion. All in favor. Motion carried.

**2010-0567** Approve the Planning and Zoning Commission minutes for April 4, 2011.

Approved on the Consent Agenda

**2010-0577** Approve the minutes for the Planning and Zoning Commission Worksession meeting with City Council on April 12, 2011.

Mr. Blackburn made a motion to approve 2010-0567 and 2010-0577 on the Consent Agenda. Mr. Storms seconded that motion. All in favor. Motion carried.

**5 Council Action Update**

**2010-0578** Council Action Update

Mr. Fletcher presented the update on City Council actions from past meetings.

**6 Future Agenda Items**

Possible Final Plat for Huntington Park subdivision  
Future annexation proposals

**7 Adjourn**

Mr. Norder made a motion to adjourn. Mr. Blackburn seconded that motion. Meeting adjourn at 8:46 pm.