



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, September 19, 2011

7:00 PM

100 E Main St., Suite 500

Regular Meeting

1 Call to Order

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

Staff present: Trey Fletcher, Managing Director of Operations/Interim Planning Director; Jeremy Frazzell, Senior Planner; Erin Sellers, Planner II; Vicky Loera, Secretary II; Patricia Davis, Engineer and Blake Overmyer, Building Official.

2 Citizens Communication

There were none.

3 Public Hearing

- A [ORD-0073](#) To receive public comment on a text amendment to Chapter 157: Unified Development Code, Subchapter 5 Establishment of Overlays and Special Districts; amending Section B, Table 1: Permitted Uses to add Light Industrial Uses as a permitted use by a Special District in Urban Center Level 5 (CL5) districts. (CA1109-01)

This item was opened in conjunction with ORD-0073.

Recommended for Adoption

B [ORD-0074](#)

To receive public comment and consider an application for a Special District in Corridor Urban Center Level 5 (CL5) for approx. 15 acres out of the W. Caldwell Survey No. 66, Abs. 162., Pflugerville, TX to be known as the Project Jersey Special District. The property is generally located near the southwest corner of SH 130 and E. Pecan Street. (SD1108-01)

Erin Sellers presented the cases for Light Industrial SD in CL5-Text Amendment (CA1109-01) and Project Jersey Special District (SD1108-01).

Ms. Sellers stated that Light Industrial is permitted by Special District in CL4 but not in CL5 Zoning District. Staff proposes that Light Industrial Uses be permitted in CL5 by Special District. This would allow for the Planning & Zoning Commission (P&Z) and City Council to make determination on a case by case basis as each project moves forward.

Ms. Sellers explained the Special District/Specific Use Criteria's for approval:

1. Harmonious and compatible with its surrounding uses or proposed uses;
2. Proposed activities are normally associated with the requested use.
3. Nature of the use is reasonable.
4. Mitigate impact on the surrounding area.

At this point the Staff does not see any negative impact on this area in question.

According to the 2006 SH45/SH130 Corridor Study four guiding principles were established by which the city use to establish land use regulation and also preferences in the corridor. The four guiding principles are:

1. Create a series of unique places to shop, work and live;
2. Establish a diversified and leak-free tax base;
3. Establish an enhanced, long-term market capture; and
4. Utilize smart, healthy and sensible design concepts

These guidelines were integrated in the City's land use regulations. There was also special criteria put into place that would allow P&Z and City Council to evaluate each project moving forward in the Corridor. At that time a Conceptual Plan was required for all development in the Corridor. It was also subsequently tied to that of Special Districts as well. Conceptual Plans are no longer required; the only remnant now is with Special Districts.

Ms. Sellers presented a concept view of the site plan proposed by the Applicant. If approved, this conceptual Site Plan will be integrated into the Ordinance (ORD-0073) and the layout will be established. Right now the buildings are oriented to that of the public right of ways (SH130) and a proposed internal street which will eventually connect to Cameron Road at a later date. Ms. Sellers noted that the proposed site plan is not a detailed site plan allowing for some flexibility, since it has not been fully designed, all the parking, site lighting and landscaping shall meet the minimum requirements of the Unified Development Code (UDC). If there are any issues later with the site plan those will be dealt with on an administrative level.

Staff is in favor of both the Text Amendment and the Special District

application. Staff recommends approval with conditions:

1. Primary facades oriented to the streets, as well as include wing walls at the end of the buildings to shield the truck court area, any sort of outdoor storage
2. Minimum architectural standards for Light Industrial structures be met
3. Minimum 15% accent materials on the tilt walls of the primary facades
4. Minimum landscaping area, planting, site parking, and site lighting requirements
5. Outdoor storage limited to the storage of semi truck trailers in the designated truck court area.

Mr. Storms asked, what are other architectural options for accent materials available for use.

Ms. Sellers explained.

There was discussion among staff and the Commissioners.

Mr. Norder asked, with regard to architectural standards for side facing street, would this apply to the side facing SH130 as well.

Ms. Sellers answered yes it would and the truck court will be internal with wing walls to shield the truck court.

Floyd Akers, Executive Director of PCDC spoke. Approximately three years ago PCDC purchased 160 acres at the corner of Pecan Street and SH130 to create a Renewable Energy Business Park. City Council has been working with PCDC for the last two years to get this constructed. Mr. Akers noted that he's had three different site visits for this location in question. The companies are from England, Switzerland and Florida. The company from Florida is on the City Council agenda next week for approval on a Performance Agreement for PCDC and City Council. This company will bring approximately \$15 million dollars in capital improvements to this property and 280 jobs over the next two years. The company is called Complete Energy Systems, which is split into two separate companies. One is called Atlantic Solar, which will assemble solar panels here for sale. The other company, Green World Systems has two products that will manufacture at this site. Mr. Akers is hoping the buildings will be completed and the businesses will move in by March 2012. Mr. Akers continued to present future proposals for this site.

Mr. Norder made a motion to close the public, no one signed up to speak on either item. Mr. Anker seconded that motion. Public Hearing closed.

Mr. Norder made a motion to recommend approval (provided that the zoning laws will be corrected for the Text Amendment), of the application for the Special District in CL5 for the Light Industrial Use with the caveats and conditions the City has applied, though rewording it to be trailers instead of semi-trailers. Mr. Storms seconded that motion. All in favor. Motion carried.

4 Consent Agenda

- A [2011-0767](#) Approve the minutes for the August 1, 2011 Planning and Zoning Commission meeting.

B [2011-0785](#) Approving a Subdivision Variance to Subchapter 15(Q)(4)(a) of the Unified Development Code and a Final Plat for Falcon Pointe, Section Twelve; a 34.332-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, in Pflugerville, Texas (FP1107-02).

Mr. Anker made a motion to approve the Consent Agenda as listed. Mr. Blackburn seconded that motion. All in favor. Motion carried unanimously.

5 Discuss and Consider

A [2011-0789](#) Discuss and consider approving the 2012 Review and Meeting Schedules.

Erin Sellers presented this item.

6 Discuss Only

A [2011-0818](#) Discuss the City of Pflugerville's role in the Municipal Separate Storm Sewer System (MS4) Phase II requirements and the draft Storm Water Pollution Control Ordinance.

Trey Fletcher opened this item, and acknowledged the staff members that have worked on this project.

Jeremy Frazzell presented a PowerPoint presentation, that summarized the requirements of the MS4 permit and the purpose of the proposed ordinance.

7 Council Action Update

A [2011-0796](#) Council Action Update

There was no discussion or action taken.

8 Future Agenda Items.

- National Community Planning Month is in October.

- Mr. Fletcher mentioned that October is National Community Planning Month.
- A proclamation will be taken before City Council on October 11th, 2011, as well as a presentation of an award that we are a certified planning community.
- Staff will be attending the Texas Chapter Conference hosted in Austin.
- The Planning, Building, and Engineering Departments will be relocating office space and combining office space, it will be called the Development Services Center.
- Meeting with PISD on September 28th, to discuss multi-jurisdictional coordination, helping the school district plan for growth and vice-a-versa. A summary update of the meeting will be given in October at the next P & Z Meeting.
- Action on ORD-0073 to consider the Text Amendment on Light Industrial District in CL5.

9 Adjourn

Naji Norder, Chairman, Planning and Zoning Commission

Mr. Blackburn made a motion to adjourn. Mr. Lowe seconded that motion.
Meeting adjourned.

Naji Norder, Chairman
Planning and Zoning Commission

Respectfully, submitted by _____ on the ____ day of
_____, 2011.