



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, December 7, 2015

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

Staff Present was: Emily Barron, Planning Director; Trey Fletcher, Assistant City Manager; Jeremy Frazzell, Senior Planner; Erin Seller, Planner II, Chuck Foster, Planner I, Dan Franz, City Engineer; and Dana Lively, Administrative Technician I.

Chairman Blackburn called the meeting to order at 7:03 p.m.

Present 6 - Chairman Rodney Blackburn, Vice Chairman Kevin Kluge, Commissioner Drew Botkin, Commissioner Daniel Flores, Commissioner Rachel Nunley and Commissioner Geoff Guerrero

Absent 0

#### 2 Citizens Communication

There were none.

The Planning and Zoning Commission welcomes comment on items relevant to the Planning and Zoning not already scheduled on tonight's agenda. In accordance with the Texas Attorney Generals' opinion, any public comment that is made on an item that is not on the published agenda will only be heard by the Commission. No formal action, discussion, deliberation, or comment will be made by the Commission. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

#### 3 Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda, it will be moved to the Regular Agenda for further consideration.

- 3A**    [2015-4383](#)        Approving a Final Plat for Falcon Pointe POD 7 Entrance Road; a 2.443-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, situated in Pflugerville, Travis County, Texas. (FP1510-01)  
**Approved on the Consent Agenda**
- 3B**    [2015-4458](#)        Approving the Sorento Phase 3 Final Plat; a 20.793-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1304-02)  
**Approved on the Consent Agenda**
- 3C**    [2015-4465](#)        Approving a Final Plat for Jakes Hill Road; a 5.33-acre tract of land out of the V. W. Swearngen Survey No. 32, Abstract No. 724 in Travis County, TX (FP1505-02)  
**Approved on the Consent Agenda**
- 3D**    [2015-4467](#)        Approving a Final Plat for Avalon Phase 9C; a 13.96-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1511-01)  
**Approved on the Consent Agenda**
- 3E**    [2015-4500](#)        Approving a Final Plat for Swenson Farms Phase I; a 21.626 acre tract of land out of the H.W. Farley Survey No. 4, Abstract No. 288, the Garcia Montez and Duran Survey No. 94, Abstract 2146, and the John Van Winkle Survey No. 14, Abstract 786, in Pflugerville, Travis County Texas. (FP1504-02)  
**Approved on Consent Agenda**
- 3F**    [2015-4499](#)        Approving an Amending Final Plat for Shops at 685, Phase 1 a 6.682-acre tract of land out of the T.G. Stuart Survey No. 1, Abstract No. 689 in Pflugerville, Texas. (FP1503-01(R1))  
**Approved on the Consent Agenda. Commissioner Geoff Guerrero recused himself from this vote due to a conflict of interest.**
- 3G**    [2015-4486](#)        Approving the 2016 meeting schedules for the Planning and Zoning Commission.  
**Approved on the Consent Agenda**
- 3H**    [2015-4515](#)        Approve the Planning and Zoning Commission Minutes for the November 2, 2015 regular meeting.  
**Approved on the Consent Agenda**

- 3I [2015-4472](#) Approving a Final Plat for Avalon Phase 16A; a 9.96-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1510-02)

**Approved on the Consent Agenda**

- 3J [2015-4466](#) Approving a Final Plat for The Commons at Rowe Lane Ph. VIII; a 21.347-acre tract of land out of the John Kelsey Survey No. 18, Abstract No. 2716, John Kelsey Survey No. 2753, and the N.D. Walling Survey No. 19, Abstract No. 2722 in Travis County, Texas. (FP1510-04)

**Approved on the Consent Agenda.**

**Ms. Lively read the Consent Agenda as written.**

**Items 3A, 3B, 3C, 3D, 3F, 3G, 3H, 3I and 3J were voted on by all members of the committee. Chairman Blackburn made the motion to approve the Consent Agenda as read with the exception of item 3E. Vice Chairman Kluge seconded the motion. All in favor. Motion carried with a vote of 6-0.**

**Item 3E was voted on by all members except Commissioner Guerrero. Chairman Blackburn made the motion to approve Item 3E on the Consent Agenda as read. Vice Chairman Kluge seconded the motion. All in favor. Motion carried with a vote of 5-0.**

#### **4 Public Hearing**

**The Commission welcomes comment on the following items. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.**

**4A**     [ORD-0278](#)

Conduct a public hearing and consider an application to rezone 27.066 acres from Corridor Urban Center (CL4) zoning district to Campus Industrial (CI); land situated in Thomas G. Stewart Survey No. 6, in Pflugerville, Travis County, TX., being all of a 27.067 acre tract of land conveyed to Bancroft Austin 45, LP, in a special warranty deed document #2005085898, generally located at the southeast corner of the intersection of SH 45 and N. Heatherwilde Blvd.; to be known as the Heatherwilde Business Park Rezoning. (REZ1511-01)

Erin Sellers, Planner, presented this item.

The applicant, Shelly Mitchell from Pape-Dawson Engineers, on behalf of the property owner, Bancroft Austin 45 LP, has requested a rezoning of the Corridor Urban Center (CL4) zoning to Campus Industrial (CI), on the 27 acres that is generally located at the southeast corner of the intersection of SH 45 and N. Heatherwilde Blvd.

Ms. Sellers gave the history on the site. The subject property is a relatively large track of land with approximately 653 linear feet of frontage on the SH 45 Frontage Road and 1,140 feet on North Heatherwilde Boulevard. Historically, the site has been used for agricultural purposes and was annexed into the City in 1997. In 2002, the site was rezoned from Agriculture/Conservation (A) zoning to General Business (GB) zoning per City ordinance. In 2007, through code amendments, the General Business (GB) zoning district was separated into GB1 and GB2 per the City ordinance. Subsequently, the subject property was reclassified as General Business (GB1). In 2007, the Corridor Zoning districts CL3, CL4, and CL5 were created. Two months later, the subject property was rezoned to Corridor Urban Level 4 (CL4) through a City-initiated rezoning per city ordinance. In 2008, the Highland Park Industrial Special District (currently known as a Specific Use Permit (SUP)) was approved per city ordinance; therefore allowing for light industrial and office/warehouse uses with a specific concept site plan, landscape plan and building elevations.

Corridor Urban (CL4) is intended to create vibrant and walkable neighborhoods and employment centers along the SH 130 and Sh 45 corridors. The scale of structures in the urban district is greater than found in the suburban districts and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the suburban districts, but remain supportive of surrounding neighborhoods and employment centers. The maximum height of a CL4 building is 60'.

Campus Industrial (CI) is intended to include land which is used, or intended to be used as an employment center, including but not limited to, land uses such as light industrial, research and development centers, multi-story offices, business services and limited retail services. It is intended to provide for places to work with the conveniences of services within a centralized area. It should be located along major arterial streets and may be located along the SH 130 and SH 45 corridors. The maximum height of a CI building is 85'.

The Comprehensive Plan, Preferred Land Use Vision Plan (Future Land Use Map), provides for a series of "Centers", including Neighborhood, Community, Civic, and Regional Center generally located along major thoroughfares in order to supplement the broad brush strokes of the future land use categories.

Per the Comprehensive Plan, the subject site is generally located within an area for employment uses within an overarching "General Employment Center". Per the Comprehensive Plan, employment areas in Pflugerville will likely consist of retail, office, corporate campus, light-industrial and warehouse uses. With the development of the Springbrook Corporate Center further west of the subject site along New Meister Lane, the proposed rezoning to Campus Industrial (CI) is compatible with the existing pattern of development south of SH 45 and is generally supportive of the Comprehensive Lane Use Plan.

Staff received a few inquiries about the rezoning, but no one stated opposition.

The Campus Industrial (CI) zoning district is generally compatible with the adjacent land uses and zoning districts and is in accordance with the "General Employment Center" concept with the Comprehensive Plan; therefore, staff recommends approval of the proposed rezoning.

Chairman Blackburn asked if the applicant was present and if he/she can explain what the big building will be used for, their hours of operation and what type of screening will there be. Ms. Sellers replied that the developer is not wanting to build to the original special district design that was shown. She stated that we needed to address the loading docks and develop code provisions to mitigate for these type of employment uses. Current code requires that if there are multiple buildings that the truck court be centrally located in the interior of the project. As to outdoor storage and loading, there are some screening standard within the code as well. The applicant is wanting to obtain entitlements to the property with more flexible standards.

Chairman Blackburn asked if the code will take into account the hours of operation for businesses. Ms. Sellers stated no, but she assumes there are public nuisance standards that would somewhat address the issue. It will not be a distribution center. At this time, there are no planned occupants for this space.

Vice Chairman Kluge asked if a distribution center was allowed in the Campus Industrial (CI) zoning area. Ms. Sellers replied that it is allowed in the Campus Industrial (CI) zoning by special district. The truck traffic would have to be approved. Vice Chairman Kluge asked if special was needed if a distribution center was to inhabit the space. Ms. Sellers replied yes.

Commissioner Flores asked if the variance that was granted in 2008 for the eastern side of the property will have any impact on this rezoning. Ms. Sellers replied that change repeals the special district so the ordinance language would be repealing any sort of grant or waiver that had been previously provided. Vice Chairman Kluge asked if there will be a masonry wall on the eastern side of the property. Ms. Sellers stated that it all depends on the elements of what the applicant wants to build at the site.

Vice Chairman Kluge asked if there was a drainage easement on the eastern side of the property. Ms. Sellers replied it is the City's property (55 foot drainage lot). It is in adjacent to the single family property. He asked if the setbacks apply since the property is not adjacent. Ms. Sellers replied that regardless, the setbacks will be based on the single family properties.

Vice Chairman Kluge wanted to know if there have been any developments in

Corridor Urban Center (CL4) zoning area since the corridor has started. Ms. Sellers stated there has been a gas station only along this stretch. He asked if there are any other areas that are zoned as Corridor Urban Center (CL4). Ms. Sellers replied that there are some areas along FM 685 and the area south of Stone Hill Town Center is Corridor Urban Center (CL4) along the west side.

Commissioner Flores made the motion to close the public hearing. Chairman Blackburn seconded the motion. All in favor. Motion carried.

Chairman Blackburn stated that he does not see any reason why this rezoning should not be approved. Vice Chairman Kluge asked if there will be an update to the Heatherwilde expansion project later in the meeting. Ms. Barron stated yes, the update will be given during the CIP presentation by the City Engineer, Dan Franz.

Chairman Blackburn made the motion to approve item ORD-0278 as read. Commissioner Flores seconded the motion. All in favor. Motion carried.

## **5 Discuss and Consider**

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item.

The P & Z Commission serves as the CDBG Advisory Committee and this item will be discussed during the regular P & Z meeting.

**5A**    [ORD-0272](#)

Approving a postponement to February 9, 2016 of a public hearing and consideration of an ordinance on first reading with a caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY CHANGING THE ZONING DESIGNATION OF THE SINGLE FAMILY PORTION OF THE VERONA SUBDIVISION CONSISTING OF APPROXIMATELY 87.991 ACRES FROM AGRICULTURE/CONSERVATION (A) TO SINGLE FAMILY RESIDENTIAL (SF-R); AND THE NON-RESIDENTIAL LOT CONSISTING OF APPROXIMATELY 2.49 ACRES FROM AGRICULTURE/CONSERVATION (A) TO NEIGHBORHOOD SERVICES (NS); TO BE KNOWN AS THE VERONA SUBDIVISION REZONING (REZ1510-01); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Jeremy Frazzell, Senior Planner, presented this item.

Item ORD-0272 was tabled at the last Planning and Zoning Commission meeting on November 2, 2015.

Mr. Frazzell gave some background information on the site. The Verona subdivision consists of 148.30 acres of former agricultural land, located along the south side of Cele Rd, east of the Reserve at West Creek subdivision. The proposed rezoning is a city initiated rezoning request associated with the development agreement for the Verona subdivision. The request is to rezone the single family portion of the development (87.991 acres) from the Agriculture/Consevation (A) to the Single Family Residential (SF-R) district and a non-residential lot (2.49 acres) within the development to the Neighborhood Services (NS) district.

The Comprehensive Plan identifies the majority of the area encompassing the Verona development with parks and open space, and low to medium density residential. A neighborhood center is identified within close proximity of the proposed non-residential tract, identifying non-residential uses in the area providing service to one or more neighborhoods is appropriate.

The purpose of the Single Family Residential (SF-R) zoning district is to allow an opportunity for neighborhoods to be developed with varying lot sizes without having to pursue a Planned Unit Development (PUD) or development agreement. The Neighborhood Services (NS) zoning district allows for light commercial uses that can provide services to the immediate neighborhood. The proposed rezoning is intended to apply appropriate zoning to an existing development, to alleviate potential non-conformities and ensure the planned land uses are consistent with what was approved with the conceptual plan and development agreement.

The parks and open space area will remain zoned Agriculture/Conservation (A). The acreage encompassing the single family lots will be rezoned to the Single Family Residential (SF-R) district which accommodates the lot sizes that were planned within the development agreement. The Neighborhood Services zoning district will allow for a limited amount of non-residential development,

while maintaining sensitivity to the adjacent single family uses. The proposed request is generally consistent with the future expectations identified in the preferred vision plan, existing agreements; therefore, staff recommends approval.

Commissioner Flores asked if there is any way to know what the future commercial area (2.49 acres) might be used for. Mr. Frazzell stated at this point we do not know what the area might be used for. He stated that part of the acreage will be used for a drainage easement and the other part can be developed. Right now, the rezoning will be a guiding principle for future applicants.

Vice Chairman Kluge asked if this area was already under construction. Mr. Frazzell replied that currently Verona Phase I is under construction, but only the utilities.

Ms. Barron reminded the commissioners that this rezoning was initiated by the City.

Chairman Blackburn made a motion to close the public hearing. Commissioner Botkin seconded the motion. All in favor. Motion carried.

Vice Chairman Kluge stated he was concerned about passing the ordinance the first time due to the traffic that might occur around the area. He stated that there are many children who walk to school even though there are no shoulders on the roads. He was concerned about the future development in the area since the roads are maintained by Travis County. He stated that he would be interested in learning more about the TIA that is associated with the area, what the trip thresholds area and how it will affect future road use.

Chairman Blackburn stated that he understood that the line of sight to the curb was adequate. Mr. Frazzell replied that the sight line easement will be included with the final plat. There was also a sight line easement included with the preliminary plan. All information was provided to Travis County to see if there was anything else we need to provide them since they maintain the road. Thru the conversations, it was discovered that we needed to develop the sight line easement.

Vice Chairman Kluge wanted to know when the easement was made with Travis County. Mr. Frazzell stated 2013/2014 when the applications were submitted.

Commissioner Guerrero asked if Travis County has set a threshold of trips in order to have Cele road expanded. Mr. Frazzell replied that he is not aware of any information.

Commissioner Nunley wanted to confirm that the TIA was approved with the preliminary plan but not in 2007. Mr. Frazzell confirmed that the TIA was approved last year.

Vice Chairman Kluge asked if Travis County has a threshold for improving roads. Mr. Frazzell stated he is not aware of the county plans, but they do refer to the CAMP plan.



Commissioner Nunley asked Ms. Barron, Planning Director, if it would be possible to have discussions with Travis County regarding sidewalk provisions on Cele road or roads that are like Cele rd. Commissioner Nunley wanted to know if we could add this item to the future agenda items list. Ms. Barron stated that we do work with Travis County on a variety of items, but we can certainly have conversations on how to improve the process. Unfortunately in this circumstance, Travis County does not have any plans for the road.

Chairman Blackburn made a motion to approve item ORD-0272 as read. Commissioner Guerrero seconded the motion. All in favor. Motion carried.

**5B**     [2015-4476](#)

Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2014.

Emily Barron, Planning Director, presented this item.

The CDBG program provides annual grants on a formula basis to entitled communities to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The City of Pflugerville became an entitlement community in 2013 and developed the first 5-year Consolidated Plan and Annual Action Plan in 2014. The Consolidated Plan serves as the application to the United States Department of Housing and Urban Development (HUD) for CDBG funding. The Consolidated Plan is designed to aid local jurisdictions in assessing their housing and community development needs and priorities. The priorities established by the Consolidated Plan are carried out through actions and activities each year as established in the Annual Action Plan.

At the end of each program year entitlement communities are required to submit a Consolidated Annual Performance and Evaluation Report (CAPER) to Federal Department of Housing and Urban Development (HUD). This report is a summary of the activities completed during the program year. This CAPER is a reflection on the 2014 Program Year which began on October 1, 2014 and ended on September 30, 2015. During this program year the City completed two projects: Youth Recreation Scholarship Program, which aided 30 children within the community to attend the Parks Summer Camp and dance classes and the second project included an upgrade and accessibility improvements to Windermere Park playground.

The projects completed utilized \$71,996.19 of the \$232,501 granted to the City for Program Year (PY) 2014. Due to changing demographics projects anticipated in the Action Plan to be complete during this program year could not be accomplished. Remaining funding from PY2014 will be incorporated into the funds for PY 2015 and alternate projects will be proposed. In order to meet submittal requirements established by HUD, action by the City Council is requested no later than December 8, 2015.

There is no direct financial impact to the City's operating budget for participating in the CDBG program. At this time the City has not opted to utilize the administrative allowance offered by HUD, which is a maximum of twenty percent of the overall allocation. Staff resources will remain unchanged in the general fund and all of the CDBG allocated funding will be used on projects. Therefore, staff recommends approval.

Chairman Blackburn made a motion to recommend approval of item 2015-4476 as read. Commissioner Flores seconded the motion. All in favor. Motion carried.

**6**     **Presentation**

**6A**    [2015-4516](#)

Discussion and update regarding the City's Capital Improvement Program.

Dan Franz, City Engineer, presented this item.

Every Spring, the Planning and Zoning Commission is required to provide a recommendation to the City Council regarding the City's Capital Improvement Project (CIP). This update will provide information on the current CIP projects in preparation for updating the CIP list in the Spring of 2016.

The most recent CIP project is the Community Park Master Plan and Sports Complex. The location for the park is off of Cameron road. The consultant selected for the project was Schrickel, Rollins and Associates, Inc. Currently, we are in a "scope and fee" negotiations. We are aiming to have this item on the City Council agenda for the first of January 2016. After approval by City Council, we will proceed into the first phase of the project.

Since the last CIP update, we have executed 7 engineering agreements: Pfennig Lane Widening and Reconstruction, E. Pflugerville Parkway and SH 130 Interchange, Weiss Lane Water Transmission Main Phase 1, Heatherwilde/Windermere Street Reconstruction; Pfluger Farm Lane Phase B, Heatherwilde Elevated Storage Tank, and Mansions at Stone Hill Park Development. The total encumbered since the last update is \$2,000,955. Most of the projects have come from the 2014 general bond obligation.

Subsequently, since the last update, we have entered into 6 construction agreements: Weiss Lane Water Transmission Main Phase 1, Carmel/Sorento Lift Station, Pflugerville Turn Lane Project, Heatherwilde Blvd Widening (pending CC), Manville Water Treatment Plant Interconnect (pending CC), and Well No. 7 repair (pending CC). The biggest item is the Heatherwilde Blvd Widening project which will go to City Council on Tuesday, December 8th for a decision. The total encumbered since the last update is \$10,931,695.

The construction contract was awarded to Cox Commercial Construction for the Pflugerville Turn Lane Improvements which include the intersections at Edgemere Dr at Grand Avenue Parkway and Central Commerce Dr at Picadilly Dr. Construction is currently underway for these intersections. It is projected that within 30 days the intersection at Central Commerce Dr will be complete. After it is completed, the contractors will move over to the Edgemere Dr intersection. Commissioner Nunley asked for clarification that the Picadilly Dr intersection will be completed within 30 days. Mr. Franz replied yes.

Past projects include Pfennig Lane Pump Station and Ground Storage and Pfluger Farm Lane. Mr. Franz reiterated that you will be able to access Stone Hill Town Center thru Pfluger Farm Lane without having to drive on FM 685. It is anticipated that there will be signals at Pflugerville Parkway and Pfluger Farm Lane eventually. Pfluger Farm Lane project should be completed around March 2016 if not sooner. Commissioner Flores asked if staff thinks that this road will help alleviate some of the traffic issues. Mr. Franz replied yes.

In reference to Land & Easement Acquisitions, we have had 15 closings since July 1st. We have executed 2 easement agreements with regards to the Heatherwilde Widening Project which include the Manville Water Relocation agreement and ATMOS Gas Main Utility Relocation Agreement. Manville will

start relocating their water lines in the next 2 weeks.

Chairman Blackburn asked how far along is the project with the waterline on Pfennig Lane. Mr. Franz replied that the project is 95% complete and should be completed around January 2016. Commission Blackburn proceeded to ask if most of the right of way that the City has to purchase is on the south side of Pfennig. Mr. Franz replied yes.

Commissioner Flores asked when the Heatherwilde Widening construction project will begin. Mr. Franz stated the project will begin around the middle of January 2016. The project will take approximately 15 months to complete. The intersection will stay open thru the entire project. The light at Kingston Lacey Blvd will be completed first. The preconstruction meeting should be held before Christmas hopefully.

**6B**     [2015-4283](#)

Presentation of Planning Awards for the City of Pflugerville including the 2015 Planning Excellence Award and designation as a Gold Scenic City.

Ms. Emily Barron, Planning Director, presented this item.

Pflugerville was recognized for planning excellence along with 25 other municipalities throughout the state at the American Planning Association Texas state conference. Evaluation criteria included the level of training of Planning and Zoning Commissioners and professional staff, professional qualifications of the planning staff, breadth and currency of master plan components and completion of other planning related projects. Pflugerville has been recognized for planning excellence 8 out of the last 10 years.

Additionally, the City of Pflugerville was recently recognized as a gold level Scenic City. The gold level is an upgrade in designation from the 2012 designation of silver. The Scenic City Certification Program is a project of Scenic Texas and its statewide program partners that incorporates a comprehensive set of model standards for design and development of public roadways and public spaces into one program. Texas cities apply to the program for evaluation of existing standards against the Scenic City model. Scenic Texas developed the Scenic City Certification Program after discovering that the success of a city's economic development efforts is directly linked with its public spaces' visual appearance. The Scenic City Program recognizes Texas municipalities that implement high-quality scenic standards for public roadways and spaces. It also incentivizes cities to adopt and enforce the kind of criteria that enhance economic development and improve quality of life.

**7**     **Discuss Only**

7A [2015-4519](#) Discussion regarding the City parkland ordinance.

Ms. Erin Sellers presented this item.

Staff was asked by the Planning and Zoning Commission to provide a summary of the City's parkland ordinance and the methodology behind the requirements for parkland dedication and park development fee. Goals and actions were created to help provide the summary.

The City of Pflugerville will have a hierarchy of parks that form a complete system in order to serve the recreational needs of all residents, employees, and visitors to Pflugerville; provide desired recreational facilities near the people that will use them; and maintain the competitive edge the city enjoys due to its park network. The parkland dedication revised the requirements to mandate an increase in the required amount of usable parkland. It includes a mandatory development fee to ensure development of parks based on size, location and amenities that are approved by the City. Plans for future neighborhood parks will be constructed as new housing is developed.

The purpose of the parkland ordinance is to establish a goal, a policy, & create action items from City's Master Plan. The intent is to have the demand met as the developments are built. The ordinances will apply to the city's jurisdictions and its ETJ jurisdictions. Parkland Dedication calculations will be based on anticipated impact of development. The Park Development Fee is established to provide for development of parks so the needs of the citizens will be met.

Some alternative compliant ideas will include a parkland fee In-Lieu, construction of public amenities in public parks, construction of private amenities in private parks or a combination of both.

Chairman Blackburn discussed a past situation regarding a citizen building his house on 2 acres and having to pay the fee in order to not having to build a park in his front yard. He wanted to know if this new ordinance would address this issue. Ms. Sellers replied that the focus of the ordinance would be more on the community parks in the City. Chairman Blackburn replied that he does not agree with this ordinance as it pertains to the single home owner.

## 8 Future Agenda Items

January 4, 2016 is the date for the next Planning and Zoning Commission meeting. Officers will be appointed during this meeting.

GIS will be having a map show at the library during January 2016. Details will be announced in January.

**9 Adjourn**

Chairman Blackburn made a motion to adjourn the meeting at 8:57 pm.  
Commissioner Flores seconded the motion. All in favor. Meeting adjourned.

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Rodney Blackburn, Chairman  
Planning and Zoning Commission

Respectfully, submitted on the 4th day of January, 2016.