



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, August 3, 2015

7:00 PM

100 E. Main St., Suite 500

Supplemental Agenda

1 Call to Order

Staff present was: Emily Barron, Planning Director; Chuck Foster, Planner I and Hazel Sherrod, Planning Administrative Technician.

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

Present 5 - Chairman Rodney Blackburn, Commissioner Rachel Nunley, Commissioner Daniel Flores, Vice Chairman Kevin Kluge and Commissioner Geoff Guerrero

Absent 2 - Commissioner Joseph Marse O'Bell and Commissioner Drew Botkin

2 Discuss and Consider

2A [2015-4154](#)

Discuss and consider an architectural waiver to the building wall requirements for the Mansions at Stone Hill Apartments (Phase II) located at 1316 Town Center Drive.

Emily Barron presented this item. This is a request to modify the current architectural element in order for the two phases of the Mansions projects to coincide architecturally. Mansions at Stone Hill Phase I was previously constructed and Phase II is currently permitted for construction.

The request is for 20% stone and 80% stucco with the exception of non-visible corridors. The approved site plan called for 20% stone and 80% hardiplank. The request is for a multi-family project that was intended as a phase of the existing project located south of this site. The request allows for consistency in appearance of the overall development. Staff recommends approval.

Ms. Barron stated that she placed on the dais for the Commission, the applicants request letter that did not make it into the packet.

There was much discussion amongs the Commissioners on this item.

Chairman Blackburn made a motion to approve 2015-4154 as read. Commissioner Flores seconded that motion.

Commissioner Guerrero voted Aye. Commissioner Nunley voted Nay. Commissioner Flores voted Aye. Vice-Chairman Kluge voted Aye. Chairman Blackburn voted Aye. Motion carried with a vote of 4-0.

3A [2015-4155](#)

Consider a Preliminary Plan for Walden Square, 3 tracts of land

totaling 14.18 acres out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas.

Item 3A and 3B (2015-4155 and 2015-4157) was removed from the Consent Agenda to be discussed on the regular agenda.

Item 3A was discussed in conjunction with Item 3B.

3B [2015-4157](#)

Consider a Final Plat for Walden Square, 3 tracts of land totaling 14.18 acres out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas.

Item 3A and 3B (2015-4155 and 2015-4157) were removed from the Consent Agenda to be discussed on the regular agenda.

Chuck Foster presented the Preliminary Plan and the Final Plat for Walden Square.

Robin Reshete president of Lakeline Square Partners and the developer for Walden Square. The water and wastewater will be private, it will be maintained by the condo association and will not be maintained by the City of Pflugerville. Mr. Reshete stated that they will most likely build small single lots 40ft on center ranging from 1,400-2,600 sq. ft. priced about \$230K-\$300K, each house will have a two car garage, a front porch and a patio in the rear. The houses may be one or two storage units. Mr. Reshete stated that they intend to conform to all the city's guidelines. The architectural guidelines with stone and stucco fronts, the sides and rear will most likely be stucco and hardiplank. There will be 2 separate water lines within the condo, and 8 inch water line to service the fire-hydrants and a 4 inch water line to service the homes.

Vice-Chairman Kluge asked if the units are single family homes or condos.

Mr. Reshete answered that they will be single-family detached homes with condominiums ownership.

Commissioner Nunley asked the applicant if he had any renderings of his product.

Ms. Barron noted to the Commissioners that the item before them is about the subdivision and the site development application has not been submitted for review. The subdivision plan/plat outlines the boundaries of the parcel, any easements and the general lot configuration of the property. The subdivision has meet all the state and local requirements. The architectural design elements, the internal private drive layouts and the actual location of the single family structure that are proposed have not been reviewed or approved by staff at this point and they would be required to meet all city requirements for architectural, drainage and layout at the time of site development.

Vice-Chairman Kluge asked what the difference is between the Preliminary Plan and the Final Plat.

Ms. Barron stated that the Preliminary Plan came in because there is some infrastructure that was required to extend the water line along Pfennig Lane. The Final Plat is the actual document that gets recorded in court that establishes the legal lot that is required for them to develop. Prior to the city

recording that plat the construction plan must be approved and the lines constructed or fiscal posted.

Chairman Blackburn opened the floor for the public to speak.

Nancy Ramsey residing on Milton Cv., in Katy Mead subdivision spoke. Ms. Ramsey stated that she will be able to see this development from her backyard, even though it does not back up to her property. Ms. Ramsey stated she is concerned about the future property values of all of the homes in her subdivision. She would like to see the property development in a way that will enhance their property and not devalue it. Ms. Ramsey quoted sections from the Unified Development Code pertaining to the rear setback and bufferyard. The proposed development sits higher than most of the homes in her subdivision, so a two story townhome or condo along the fence line will erase the value and privacy of their backyard. Ms. Ramsey stated that she did not see any mention on the plat where the detention pond will be located, if it is located on the front of the property it will not remedy flooding possibilities for their neighborhood from the run off this development will cause. Ms. Ramsey stated that the detention pond should be located in the rear of the development to prevent Katy Mead homes from flooding during heavy rains and to add more of a setback. Ms. Ramsey asked the Commissioners to please consider these items when voting on the plat. Ms. Ramsey also stated that she would like to see the exterior of the townhomes/condos be developed with similar exterior masonry as their own homes to help preserve the value of their properties. Ms. Ramsey quoted sections from the Unified Development Code pertaining to the materials (% of brick or stone) to be used.

Stephen Scott residing on Rocky Creek Dr., spoke. Mr. Scott stated that his house backs up to the development. The concerns that he has is about the power grid, the often have power failures in his subdivision and when the power goes off it stays off for 5 – 12 hours on his side of the road and the rest of the neighborhood's power comes back on. Mr. Scott also has concerns about drainage, same as Ms. Ramsey. The roads, Pfennig Lane especially because it is a one lane each way. Mr. Scott is also concerned that Rocky Creek Dr., will turn into a throughway to get to FM 685. Mr. Scott also mentioned about the aesthetics of the subdivision and is concerned since it is directly in his backyard, this is a great concern of his.

Michael Martin residing on Savin Rise Ct., wanted to reiterate the same issues as Ms. Ramsey and Mr. Scott. Mr. Martin stated that he would like careful consideration by the Commissioners.

Marie Shuler residing on Rocky Creek Dr., spoke. Ms. Shuler mentioned about the electricity being out and her back yard flooding when it rains.

Donald Stence residing on Rocky Creek Dr., spoke. Mr. Stence stated that his concerns are the same as Ms. Ramsey and Ms. Shuler about the flooding. Mr. Stence is opposed to high density rental property.

Chairman Blackburn asked Mr. Rescheter to step to the podium to address some of the concerns heard tonight.

Mr. Reshete commented that there is a mature tree line along the rear property, some of the trees are about 50 feet tall and are protected trees and

will be retained. Mr. Resheteer also stated that the city already informed them that they have a planting buffer for 20 feet in which they intend to plant at least one tree and bushes in the back of each house.

Vice-Chairman Kluge asked Ms. Barron about the vegetated buffer required by code.

Ms. Barron stated that a bufferyard is required and the amount of bufferyard will depend on the type of structures that go in. It is generally a tree and some shrubs within the vegetated bufferyard, no type of structure or pavement can go in that area which will all be reviewed prior to issuing a permit for site construction. Ms. Barron stated the site plans will be available for public to view upon it being submitted to the city.

Commissioner Nunley asked if a TIA was already done.

Ms. Barron answered that the traffic study is triggered once 2,000 trips are met, this property based on the residential proposal will not meet that threshold, so a traffic study will not be required.

Chairman Blackburn commented that once Oncor comes in to start the work to supply electricity to the new subdivision it may fix the electrical issues the Katy Mead residents have been experiencing.

Mr. Resheteer commented that they have been out to the location after heavy rains and they (KBGE) have gone through great lengths to pull the basins to the front of the property, because that is the ideal place for the natural drainage of the water and they are picking up sheet flow from the farm at the north east side of the property. They have also offered to provide a couple additional yard drains in the front corner of the Warren's house where they get puddles of water.

Brian Estes, the Civil Engineer with KBGE spoke regarding on the drainage and detention. There will be a conveyance channel all around the property. This will cut off all the water that drains onto the properties at the south end.

Chairman Blackburn made a motion to close the public discussion.

Vice-Chairman Kluge seconded that motion. All in favor. Motion carried.

Chairman Blackburn states he sees no reason not to approve the subdivision plat. However, there are things that will be taking place afterwards and he urges the concerned residents to keep their eye on it and make their voices heard at that time.

Commissioner Flores asked if the 25 foot setback on the south end of the property is in compliance with the City's UDC.

Ms. Barron answered that she believes it is building setback and will confirm, Whichever one is more restrictive whether as a buffer or the setback.

Vice-Chairman Kluge made a motion to approve 2015-4155 and 2015-4157 as presented. Commissioner Guerrero seconded that motion. All in favor. Motion carried with a vote of 5-0.

3 Consent Agenda

- 3A** [2015-4155](#) Consider a Preliminary Plan for Walden Square, 3 tracts of land totaling 14.18 acres out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas.

Item 3A and 3B (2015-4155 and 2015-4157) was removed from the Consent Agenda to be discussed on the regular agenda.

- 3B** [2015-4157](#) Consider a Final Plat for Walden Square, 3 tracts of land totaling 14.18 acres out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas.

Item 3A and 3B (2015-4155 and 2015-4157) was removed from the Consent Agenda to be discussed on the regular agenda.

4 Adjourn

Vice-Chairman Kluge made a motion to adjourn at 8:13 p.m. Commissioner Flores seconded that motion. All in favor. Meeting adjourned.

**Rodney Blackburn, Chairman
Planning and Zoning Commission**

Respectfully submitted this 21st day of September, 2015.