



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, February 4, 2013

7:00 PM

100 East Main Street, Suite 500

Regular Meeting

1 Call to Order

Staff present were: Emily Barron, Planning Director; Trey Fletcher, Assistant City Manager; Jeremy Frazzell, Senior Planner; Erin Sellers, Planner II; and Lindsay Key, Planner I.

Chairman Anker called the meeting to order at 7:07 p.m.

Present 7 - Chairman Thomas Anker, Vice Chairman Rodney Blackburn, Commissioner Drew Botkin, Commissioner Joseph Marse O'Bell, Commissioner Kevin Kluge, Commissioner Daniel Flores and Commissioner Lisa Ely

2 Citizens Communication

There were none.

3 Public Hearing

A [ORD-0132](#)

To receive public comment and consider a Special District application for a proposed Light Industrial Use on a 40.36 acre tract of land out of the T.G. Stewart Survey No. 6 and the H. Blessing Survey No. 3, in Travis County, TX, generally located near the intersection of W. Pflugerville Parkway and F.M. 685; to be known as the Data Center Park Special District (SD1210-02).

Chairman Anker stepped down from the dais due to a conflict of interest on item ORD-0132. Vice-Chairman Blackburn chaired the meeting. Erin Sellers presented this item. Ms. Sellers noted that due to a technical error with the notification, this item was brought back before the Planning and Zoning Commission for the public hearing process. This item was before this Commission on December 3, 2012 and was "Recommended for Adoption".

Vice-Chairman Blackburn made a motion to close the public hearing. Commissioner Ely seconded that motion. Motion carried. Public hearing closed.

Vice-Chairman Blackburn made a motion to approve the request. Commissioner Flores seconded that motion. All in favor. Motion carried.

B [ORD-0140](#)

To postpone until March 4, 2013 the public comment and consideration of an application to change the zoning from

Agriculture/Conservation (A) to Alternative Land Use Regulation (ALUR), for Lot 3, Block A Pfairway Office Park, an approximate 14.47-acre lot out of the William Barker Survey No. 74 in Travis County, Texas, to be known as the Pfairway Park ALUR Rezoning. (REZ1212-01)

Vice-Chairman Blackburn discussed the postponement request, as well as the ALUR waiver request of Item 4D (2013-1642).

Commissioner Botkin made a motion to approve the request to postpone the public hearing and consideration for the ALUR (ORD-0140), until March 4, 2013, Planning and Zoning Commission meeting as requested by the applicant. Commissioner Flores seconded that motion. All in favor. Motion carried.

4 Consent Agenda

A [2013-1622](#) Approving a one time, 180 day construction permit extension request for Rishel-Justice Center located at 1300 F.M. 685.

Approved on the Consent Agenda

B [2013-1630](#) Approve the Planning and Zoning Commission minutes for the January 7, 2013 meeting.

Approved on the Consent Agenda

C [2013-1632](#) Approve the Planning and Zoning Commission Worksession minutes for the January 7, 2013 meeting.

Approved on the Consent Agenda

D [2013-1642](#) Approving a request to reduce the 50-acre requirement for an Alternative Land Use Regulation (ALUR) for the proposed Pfairway Park ALUR.

Vice-Chairman Blackburn moved Item 4D to the regular agenda for further discussion.

Commissioner Botkin made a motion to approve the request to reduce the 50-acre requirement for an ALUR (Item 4B). Commissioner O'Bell seconded that motion. All in favor. Motion carried.

E [2013-1644](#) Approving a Subdivision Variance to Subchapter 15(X)(3)(t) of the Unified Development Code and a Preliminary Plan for Falcon Pointe #5A; a 26.59-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1210-01)

Approved on the Consent Agenda

F [2013-1646](#) Approving the Stone Hill Town Center Drive Street Extension Preliminary Plan; a 0.8732-acre tract of land out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, Texas. (PP1210-02)

Approved on Consent Agenda

Vice-Chairman Blackburn made a motion to approve the consent agenda as read. Commissioner Kluge seconded that motion. All in favor. Motion carried.

5 Council Action Update

A [2013-1647](#) City Council Action Update

There was nothing further to add.

6 Future Agenda Items

March 4, 2013 meeting - ORD -0140 ALUR for Lot 3, Block A Pfairway Office Park.

7 Adjourn

Commissioner Ely made a motion to adjourn the meeting. Commissioner Flores seconded that motion. All in favor. Motion carried.

Signature: _____
Thomas Anker, Chairman

Respectfully submitted this 4th day of March, 2013.