



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

---

Monday, May 7, 2012

7:00 PM

100 East Main Street, Suite 500

---

### Regular Meeting

#### 1 Call to Order

Chairman Anker called the meeting to order at 7:00 p.m.

Staff present were: Trey Fletcher, Assistant City Manager; Erin Sellers, Planner II; Hazel Sherrod, Planning Administrative Tech; Tom Word, Assistant City Manager, James Wills, Public Works Director; Lindsay Key, Planner I; Jeremy Frazzell, Senior Planner; and Dan Franz, City Engineer.

**Present** 7 - Commissioner Sam Storms, Commissioner Lisa Ely, Commissioner Kirk Lowe, Chairman Thomas Anker, Vice Chairman Rodney Blackburn, Commissioner Drew Botkin and Commissioner Joseph Marse O'Bell

#### 2 Citizens Communication

There were none.

#### 3 Consent Agenda

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

**A** [2012-1184](#) Approve the Planning and Zoning Commission minutes for the April 2, 2012 meeting.

**Approved on the Consent Agenda**

**B** [2012-1185](#) Approve the Planning and Zoning Commission minutes for the April 24, 2012 Special Meeting.

**Approved on the Consent Agenda**

**C** [2012-1186](#) Approve the Planning and Zoning Commission minutes for the April 24, 2012 Worksession with City Council Meeting.

**Approved on the Consent Agenda**

**D** [2012-1178](#) Approving a Final Plat for Falcon Pointe Section Nine-South (Phase 1); a 11.017-acre tract of land out of the John Davis Survey No. 13, in Pflugerville, Texas (FP1202-05).

**Approved on the Consent Agenda**

**4 Discuss and Consider****A**      [2012-1203](#)      To discuss and consider a recommendation to the City Council on the 5-year Capital Improvement Plan for FY 2013 - 2017

Erin Sellers presented the staff report.

Per the City Charter and the Code of Ordinances, the Planning and Zoning Commission shall submit a 5-year CIP to the City Council at least 120 days prior to the new fiscal year. This plan shall consist of a list of projects in order of preference as well a recommendation for the year of construction. In past years the City has issued a Certificates of Obligation (CO) for the construction of roadways while the debt service is absorb through the tax rate. While the current roadway projects are being funded by past CO issuances, staff does not recommend this funding mechanism for future roadway CIP projects. However, utility projects are typically funded by utility fund, capital recovery fees and CO's.

Colorado Sand Dr. as well as Kelly Lane Phase 1A, between Murchison Ridge and the west of Falcon Pointe Blvd., was approved for construction the last fiscal year. The remainder of Kelly Lane that has been designed from west Falcon Pointe to Moorlynch has been put on hold until funding has been available.

The East Pflugerville Pkwy is under construction at the moment and the estimated completion date is fall 2012.

Pfennig Lane between Rocky Creek and FM 685 the Preliminary Engineering Report (PER) has been completed, establishing the alignment of the roadway. Pfennig Lane is one of the projects on the CIP list to be funded in the future.

The Heatherwilde Phase 1 and 2 projects have been combined and will be constructed at the same time. The extent is from New Meister Lane all the way to just south of Great Basin Ave. This also includes reconstructing New Meister to intersect with Heatherwilde Blvd at ninety degrees.

Kelly Lane reroutes to Avalon development, city will not pursue till the Cele Rd., and reroute will be constructed

Weiss Lane between East Pecan St., and Kelly Lane/Cele Rd., has been approved and is an eligible project for construction. This is one of the projects that the city has committed funds for the design for the roadway to include a two lane roadway with shoulders for safety reason.

Rowe Lane between FM 685 and Martin Lane another Travis County project that the City has committed funds to its design.

Commissioner Blackburn asked why this road connection did not go all the way to intersect with Jake's Hill Rd; it is only 600 feet more?

Mr. Fletcher answered that part of the reason is Jake's Hill Rd., is in Williamson County, it is in the Pflugerville's ETJ. The Travis County Bond is only proposed to go to Martin Lane.

Commissioner Blackburn mentioned there is a bridge off of Jake's Hill Rd., that is very dangerous, causing a safety hazard.

Ms. Sellers concluded her presentation on the roadway project.

Staff recommends approval of the funded CIP projects; Colorado Sands, Kelly Lane Phase 1A and, East Pflugerville Pkwy as presented. While the City may pursue these projects the construction of any other additional roadway projects remain on hold until additional funding is available. Staff recommends that City Council considers the development of a bond program for the listed unfunded roadway construction projects.

Commissioner Storms asked about the construction of Colorado Sands going through the school driveway, and if the traffic bottlenecks?

Ms. Sellers stated that the design of Kelly Lane Phase 1A proposes a median off of Kelly Lane for school bus traffic to turn right or left onto Kelly Lane. Building Colorado sand and Kelly lane phase 1, will allow for a connection point before Autumn Spring Rd is constructed.

Mr. Fletcher mentioned the lack of connectivity and the reason to move with the constructing of Colorado Sands.

Commissioner Botkin asked if there will be a traffic light at Colorado Sands and Kelly Lane.

Mr. Fletcher answered that signals are proposed at Colorado Sands, maintain at Kennemer and new light at Falcon Pointe.

Chairman Anker asked why Kelly Lane is contingent upon the completion of Autumn Slate Rd.

Ms. Sellers explained that before the median is constructed the access point needs to be created. If that segment was not to exist, the City would have to build the median twice. To minimize the amount of confusion that may occur during construction, the city prefers the permanent route be established versus a temporary median break at that intersection and then close it up later. This will minimize the amount of disturbance and confusion that construction may create.

Commissioner Botkin asked about the access to Murchison Elementary School, where the school buses enter and exit to and from the rear of the school directly unto Kelly Lane, will access be provided with the construction. There is no access in front of the school at this time.

Mr. Fletcher answered staff has worked with the PISD and the fire department regarding this issue and has come to a resolution, but believes the school district was going to handle this matter internally.

Commissioner O'Bell asked if there will be a signal light off of Falcon Pointe Blvd.

Mr. Fletcher answered there will be a signal light at the western Falcon Pointe

entrance.

Chairman Anker asked how we identified the estimated preliminary cost, who estimated the cost of the CIP constructions presented tonight.

Ms. Sellers answered that Dan Franz, City Engineer has helped to developed some of these costs based on the costs received from the consultants as well as additional administrative cost to actually facilitate the construction of these projects. Some of these projects that are listed include right-of-way acquisitions and some do not, as listed in the staff report, included in the agenda packet.

Chairman Anker asked if the cost includes soft and hard cost. Ms. Sellers answered yes.

Tom Word, Assistant City Manager, spoke about our water system. Mr. Word noted that he could not think of another community in central Texas that has four different water providers in its ETJ, as Pflugerville does, and this is going to create some significant challenges as we plan for the future. The difficulty in finding sources and planning your facility making sure it is built to the right size to begin with is a challenge.

The City is working on developing its water Master Plan and will re-do its Wastewater master plan for a long term view. To address, what is it that we are going to need when the city is serving a population of 250-275,000 people, in 30 to 50 years from now? We need to start thinking about building this system incrementally that system and not build it in pieces that we have to throw away and start over. The city cannot afford to do that.

Mr. Word presented a PowerPoint presentation discussing the water utility system. There are number of pressure planes used in the city's water system. Developed to provide similar types of water pressure and service. There are two Pressure Planes in most part of the city. City Council is extremely engage in Windermere with the water service trying to resolve the Windermere water service issues. Council would like to acquire the Windermere service.

In the Pfennig Lane and Black Locust area the water pressure is maintained adequately to people in the region, but if we have more growth than what we had this past year we will start having some issues being able to push enough water to the western part of the city. The City is proposing to upgrade ground storage at the Pfennig Lane Lift Station, adding additional storage, upgrade the pumps to pump more water, and also to pump to the higher elevation pressure plane because the pumps will not push the water to a higher elevation. Also add an additional water main, a service transmission main to the pump station bringing water from the water treatment plan. Now there is only one line that connects to the Pfennig pump station. If that line breaks today and it took us more than 12 hours to repair that line we would have issues with repair and getting water to customers. By adding this line segment and looking into the future at extending the line along Pfennig we can enhance this redundancy, as well as adding a 16-inch line to get an additional supply to the pump station.

In terms of getting water to Windermere, we would need to build lines along Pfennig Lane to get water to that system. We would also propose to build a line segment along Pflugerville Parkway to go from Heatherwilde Blvd., to

Picadilly Dr., to tie in to the system as well.

Mr. Word also noted that the City has the desire to provide service to the North Travis County MUD Service Areas. This area gets wholesale water provided by Manville. A Wholesale service agreement was entered into with Manville by the MUD for 40 years, and they have only served 18 years of that agreement.

The City is also looking at some connections for water service along E Pflugerville Pkwy from Mammoth Cave and Great Basin to SH 45

Line segment are needed from Heatherwilde Blvd., to Picadilly Dr., Pfennig Lane in order to connect to Windermere water to provide service to Windermere customers. Elevated storage units needed, possible locations along North Heatherwilde Blvd., and Wilke Ridge for a 2.5 mil gallon tanks to service all of the areas west of SH 130 to provide for all of our water needs in the future.

Some miscellaneous water projects around town to deal with some other issues. One is the downtown pressure zone re-delineation. The old part of downtown around East Pecan St., in the peak of summer has low water pressure. Part of the issue is that water that is feeding this part has to come either from the Pfennig tank under the Police Station and work its way through the pipes to get to the south part of town. The other way is it comes from the higher pressure plane to the west and the south stand pipe and feeds through several pipes to downtown.

This project would go in a couple of key locations at what is called Pressure Reducing Valves (PRV). By doing so the pressures would be kept at reasonable levels during the summer time.

The other project to extend the water main on Oxford Dr., for alignment to Dessau Rd., this would allow for water mains along the Colorado Sands and Kelly Lane construction project at the time of the construction. There will also be an install of a 24 inch main up Weiss Lane to Kelly Lane.

Mr. Word mentions this is a work in progress, we have anticipated certain possibilities for Windermere and North Travis County MUD and other issues.

Commissioner Storms asked where most of our water is coming from.

Mr. Word answered that most of it is coming from the LCRA.

Commissioner Storms asked if there are plans to increase the availability of water into the lake.

Mr. Word answered that it depends on who will be providing the water; we have looked at how the water menu breaks out with the other utility companies in the city.

Commissioner Botkin asked if any project discussed will take place in the next year or two.

Mr. Word answered that most of ones he discussed tonight would be in the works in the next two to three years.

Tom Word presented on the city's Wastewater system. The Rowe Loop wastewater service extension has been around for a couple of years and was scheduled to be done next year. It stays in the CIP, but the project has been amended the project. It was composed essentially of the west part of the loop and the connection to the north. That was going to allow better service in the area and allow the city to take a lift station off line. The eastern part of the loop was left off the project list, so while the city will be working in the area it makes sense to complete the entire loop. The main to wastewater will be provided and the residents/property owners have the opportunity to connect to the main if they desire.

James Wills, Public Works Director, added that there are five customers on Rowe Loop that are already tied to the City's Wastewater System.

Mr. Word mentioned that another project is the expansion of the Central Wastewater Treatment Plant. The Wastewater plan called for a new treatment plant to be built when the capacity of 5.8 MGD is reached at the Central Plant, to build the Wilbarger Treatment plant to the west of the City.

Mr. Word suggested doing the impact fee study every three years instead of 5 years.

Ms. Sellers asked for recommendations, a prioritized list with and anticipated construction dates for the remainder of the projects that are either under designed or not funded, from the Planning and Zoning Commission to present to the City Council.

These projects are:

- Heatherwilde Blvd Phase 1 & 2 (SH 45 to Wilke Ridge Lane)
- Kelly Lane Phase 1B-expansion (Western-most intersection of Falcon Pointe Blvd. to Moorlynch)
- Pfennig Lane (Railroad Ave. to FM 685)
- Kelly Lane Re-route (to align with Cele Road)
- Cele Road Re-route (to align with Kelly Lane)
- Weiss Lane Improvements (Pecan Street to Cele Rd/Kelly Lane)
- Rowe Lane (Safety Improvements from SH 130 to Martin Lane)

Mr. Fletcher explained the funding for certain projects, Engineering design money was committed to these projects, \$1 Million for Weiss and Rowe Lane, largely because Travis County seeks partnerships to facilitate their projects. It required our participation because some or most of the projects are in the city. Typically Travis County requires Pro-rata share of the roadway cost to make those improvements, but City has not committed any pro-rata shares as of yet. We have been committed to engineering/design and in order to keep it a viable project on the proposed bond list. These projects were approved in November 2011. It is highly anticipated that the City would need to come up with our balance of pro-rata share. Coming up with that additional construction cost money would likely require them to be included on bond issue in the future.

Chairman Anker asked if there is a cost sharing participation for the cost, the design or both for Weiss or Rowe Lane.

Mr. Fletcher explained that we have agreed to pay for the full design of the entire roadway lanes, but that cost would be applied to pro-rata, because we

paid for full engineering design.

Chairman Anker made a recommendation these projects in order of importance to the City Council:

- #1 Weiss Lane Improvements (Pecan Street to Cele Rd/Kelly Lane)
- #2 Rowe Lane (Safety Improvements from SH 130 to Martin Lane)
- #3 Kelly Lane Phase 1B-expansion (Western-most intersection of Falcon Pointe Blvd. to Moorlynch)
- #4 Kelly Lane Re-route (to align with Cele Road)
- #5 Cele Road Re-route (to align with Kelly Lane)
- #6 Pfennig Lane (Railroad Ave. to FM 685)
- #7 Heatherwilde Blvd Phase 1 & 2 (SH 45 to Wilke Ridge Lane)

Commissioner Storms sees the parallel to SH 130 east of Blackhawk is missing off the list.

Commissioner Blackburn asked if Rowe Lane can be extended to Jake's Hill Rd. Mr. Fletcher answered that the project limits were already defined and that is not in the city. Mr. Fletcher noted that he will speak with County in regards to his question.

Ms. Ely okay with Chairman Anker's list but to switch the priority of #6 and #7. Chairman Anker agrees with commissioner Ely's decision and would like to change Heatherwilde Blvd Phase 1 & 2 to #6 and Pfennig Lane to #7.

Chairman Anker made a motion to approve:

- #1 Weiss Lane Improvements (Pecan Street to Cele Rd/Kelly Lane)
- #2 Rowe Lane (Safety Improvements from SH 130 to Martin Lane)
- #3 Kelly Lane Phase 1B-expansion (Western-most intersection of Falcon Pointe Blvd. to Moorlynch)
- #4 Kelly Lane Re-route (to align with Cele Road)
- #5 Cele Road Re-route (to align with Kelly Lane)
- #6 Heatherwilde Blvd Phase 1 & 2 (SH 45 to Wilke Ridge Lane)
- #7 Pfennig Lane (Railroad Ave. to FM 685)

adding Commissioner Blackburn's recommendation to pursue the extension of Rowe Lane to Jakes Hill Rd. Commissioner Lowe seconded that motion. All in favor. Motion carried.

Ms. Sellers noted that for the utility projects instead of ranking the projects since most of the water projects are tied together she would like the Commissioners to consider, approving the Utility CIP as recommended by staff for the water and wastewater as identified in the tables.

Commissioner Lowe made a motion to approve staff's recommendation as written regarding the Utilities CIP. Chairman Anker seconded that motion. All in favor. Motion carried.

**B**      [RES-0084](#)

Discuss and consider a recommendation to the City Council regarding an annexation plan.

Trey Fletcher presented his report. The commission is required by Charter to present an annexation plan annually to the City Council. No profound annexation activities are being proposed that require a the three year annexation plan.

The City is only allowed do annex ten percent of jurisdiction per year, which would have allowed the City to annex thirty seven acres this year if the City chose to. The City can still annex on a voluntary basis if property owners request annexation into the City.

Mr. Fletcher recommends the Commissioners make a recommendation to City Council to not annex anything subject to the three year annexation plans.

Chairman Anker made a motion to approve the “no three-year annexation plan” submitted by staff as written. Commissioner Blackburn seconded that motion. All in favor. Motion carried.

**5 Discuss Only**

**A** [2012-1208](#) Discuss Project Connect.

Mr. Fletcher presented his report. This is a collaborative project between, the City of Austin, Capital Metro, the Lone Star Rail District and CAMPO. Addressing the three questions on the presentation screen: System, Funding and Organization questions.

The City of Pflugerville is not in Capital Metro service area.

The project could impact the MOKAN corridor where the former railroad right of way, Dessau Rd., and some of our hike and bike trails and some adjacent neighborhoods. The City is watching this project carefully because it affects us in those areas. There will be a Project Connect meeting on June 19, 2012; in Pflugerville. Staff and Capital Metro will meet on Wednesday to discuss the vision of Project Connect North. The City wants the community to be aware of what is going on in their community.

**6 Council Action Update**

**A** [2012-1207](#) City Council Action Update

Mr. Fletcher mentioned that all information is in the memo the agenda packet. Mr. Fletcher had nothing further to add.

**7 Future Agenda Items**

Nothing at this time.

**8 Adjourn**

Commissioner Blackburn made a motion to adjourn. Commissioner Lowe seconded that motion. All in favor. Meeting adjourned at 8:49 pm.

Respectfully submitted by \_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_, 2012.  
 Thomas Anker, Chairman, Planning and Zoning Commission