



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, April 2, 2012

7:00 PM

100 East Main Street, Suite 500

Regular Meeting

1 Call to Order

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

Staff present were Trey Fletcher, Assistant City Manager; Jeremy Frazzell, Senior Planner; Erin Sellers, Planner II; Hazel Sherrod, Planning Admin. Tech., and Lindsay Key, Planner I.

Present 6 - Commissioner Sam Storms, Commissioner Lisa Ely, Commissioner Kirk Lowe, Chairman Thomas Anker, Vice Chairman Rodney Blackburn and Commissioner Drew Botkin

Absent 1 - Commissioner Joseph Marse O'Bell

2 Citizens Communication

There were none.

3 Public Hearing

A [2012-1130](#)

To receive public comment and consider an application to Replat Lot 4B, Block A Amending Plat of Lot 4, Block A of Resubdivision of Lot 2, Block A Springbrook Commercial Subdivision to create 2 lots on 3.276 acres located at the southeast corner of the Schultz Ln. and A.W. Grimes Blvd. intersection; to be locally known as the Springbrook Commercial Replat. (RP1203-01)

The Springbrook Commercial Subdivision was platted in prior to being annexed by the City of Pflugerville. The properties were annexed into the City in 1997, and that year the unimproved lots were re-subdivided into 3 lots. In 2009 Schultz Lane was realigned and now ties into A.W. Grimes Blvd instead of W. Pflugerville Pkwy. In 2012 the Amended Plat was approved. The property is currently zoned General Business 1 (GB-1). There will be two points of access to this lot on Schultz Lane and W. Pflugerville Pkwy. A replat is being proposed to further subdivide the undeveloped properties into four lots. There will be two points of access easements to the property. Utility lines needs to be extended to this lot, fiscal has been posted and construction plans have been submitted and is in review.

There is no access planned off of AW Grimes for this lot, only on Pflugerville Pkwy and Schultz Lane. There is a shared access easement that extends from Lot 4C down and ties into W. Pflugerville Pkwy.

Because of the curve of Schultz Lane, it will be a requirement for doing a visibility easement to have a line of site, which will be addressed in the site Development Plan process.

Naji Norder of 18103 Grafton Glen Cv., the President of Springbrook subdivision, and former Chairman of the Planning and Zoning commission, spoke. Mr. Norder mentions that he appreciates the way the property is subdivided because it produces a buffer between the existing homes and the property in question. Mr. Norder noted that typically when the City relinquishes right-of-way the typical path is to split the property down the middle and give the property to land owners on both sides, in this case that was not done. Mr. Norder would like to see the remainder of Lot 4B rezoned from GB-1 to either neighborhood services or retail, in order to better reflect its use as a transition/buffer zone as it is intended to be, between the harder use on the corner and the neighborhood that backs up to the property.

Mr. Anker asked Mr. Frazzell if the applicant and the City have discussed the reduced intensity on the remainder of the property. Jeremy Frazzell answered that it was all zoned as GB-1 and there has not been any discussion about rezoning the remainder of the property.

Commissioner Ely asked what the setback requirements for the residential properties are that back up to GB-1 zoning.

Mr. Frazzell answered that the GB-1 district interior side yard abutting residential is 30 ft. setback and a 15 ft. vegetative buffer yard.

Chairman Anker made a motion to close the public hearing. Commissioner Blackburn seconded that motion. All in favor. Public Hearing closed.

Commissioner Blackburn made a motion to approve the Springbrook Commercial Replat as read. Commissioner Botkin seconded that motion. All in favor. Motion carried unanimously.

B [ORD-0102](#)

To receive public comment and consider an application to rezone all lots included in the Pfluger Crossing South, Phase 1 subdivision consisting of 22.78 acres of land at the southwest corner of FM 685 and E. Pflugerville Pkwy from Corridor Urban Level 4 (CL4) to General Business 1 (GB1) district; and to consider a city initiated rezoning of all lots included in the Pfennig Lane-FM 685 Commercial subdivision and subsequent resubdivision consisting of approximately 28.792 acres of land at the northwest corner of FM 685 and Pfennig Ln from Corridor Urban Level 4 (CL4) to General Business 1 (GB1) district; all to be known as the Pfluger Crossing Rezoning. (REZ1203-01)

Mr. Frazzell presented the staff report.

The properties are located at the southwest corner of FM 685 and E. Pflugerville Pkwy and the northwest corner of E. Pfennig Lane. The properties are known as Pfluger Crossing and the Pfennig Lane/FM 685 Commercial Subdivision. The properties are currently zoned Corridor Urban Level-4 (CL-4). Pfluger Crossing was annexed and zoned Agriculture/Conservation in 2005 and later that year zoned to General Business 1(GB-1). The Pfennig Lane/FM 685 Commercial Subdivision was platted in 2006; Wal-Mart was developed shortly

after that. In 2007 Pfluger Crossing South was platted and both subdivisions were platted CL-4 zoning districts. The vision for the Comprehensive Plan calls for mixed uses such as commercial, office, and retail uses.

Commissioner Blackburn asked would it be better if certain development that was not allowed in CL-4 apply for a Special District Permit.

Mr. Frazzell answered that gas stations are not allowed and that the alternative would be through a text amendment.

Mr. Fletcher mentioned that the special district option is not there for this use (gas station), it is the limiting factor of the 1000 foot requirements. A gas station would then be permitted if the conditions are satisfied.

Chairman Anker asked about the delineation line for the CL-4 boundaries being too broad, and would it hinder the development of the balance of the properties to the west of the development known as Pfluger Crossing.

Mr. Fletcher explained that staff stopped at the boundaries of the platted properties in question because that is the extent of the development area, going beyond that opens a larger policy discussion, which staff did not need to address by defining these boundaries at this point.

Commissioner Botkin spoke, he is trying to understand why change the zoning now and why the CL-4 Zoning District was put in place to begin with.

Naji Norder spoke in reference to Commissioner Botkin's statement. Mr. Norder was on the Planning and Zoning Commission when the Corridor Level Zoning Districts were put into place. He felt what came out of the Corridor Study was that the SH 130 corridor was the vision of what Pflugerville was to become and not have it to look like Pecan Street with automotive oriented businesses because we already have a place like that in town. The intent was to raise that area of town and show what the community can become. Mr. Norder would prefer to not see any automotive uses along FM 685, there are a few already existing along FM 685.

Chairman Anker made a motion to close the public Hearing. Commissioner Lowe seconded that motion. Public hearing closed.

Commissioner Ely noted that a lot of time and energy was spent on the Master Plan, which is in affect for a reason and she is reluctant to continue changing it, it is the viewpoint of the residents, the citizens and the City.

Commissioner Botkin asked why the property owners did not speak up in 2007 when the property was originally being rezoned as CL-4.

Barth Timmermann spoke in response to Commissioner Botkin. Mr. Timmermann said he participated in the SH 130 zoning and he understood that this property would be left out of the CL-4 zoning. Mr. Timmermann stated he has been advertising this piece of property as General Business 1 (GB-1).

Commissioner Anker made a motion to approve the request to change the CL-4 Zoning to GB-1 Zoning for the properties as read and recommended by staff. Commissioner Ely voted nay. Commissioner Blackburn seconded that motion.

Commissioner Botkin voted Aye. Commissioner Storms voted Aye.
Commissioner Lowe vote Aye. The motion passed with a vote of 5 to 1 in favor of the zoning change.

Aye: 5 - Commissioner Sam Storms, Commissioner Kirk Lowe, Chairman Thomas Anker, Vice Chairman Rodney Blackburn and Commissioner Drew Botkin

Nay: 1 - Commissioner Lisa Ely

4 Consent Agenda

- A [2012-1102](#) Approve the Planning and Zoning Commission minutes for the March 5th, 2012 meeting.

Commissioner Blackburn made a motion to approve the consent agenda as written. Chairman Anker seconded that motion. All in favor. Motion carried.

5 Discuss Only

- A [2012-1133](#) Discussion of the Pflugerville 2030 Comprehensive Plan - General Overview

Jeremy Frazzell presented this item which was discussed from the previous Planning and zoning commission meeting in March. Mr. Frazzell explained what a Comprehensive Plan is, why the Comprehensive Plan is important, how it is used and how it retains is relevancy.

The Comprehensive Plan is used along with other City's technical documents, such as The Downtown Vision Master which was adopted in 2009, The Parks Master Plan was adopted in 2011, The Wastewater Master Plan was adopted in 2008 and The Water Model Master Plan which is being worked on. These master plans are used to help make the Comprehensive Plan a viable document and vice versa.

The Comprehensive plan is to be a dynamic document and not a static document. The process would call for development review recognition for the Unified Development Code, Building code updates; CIP annual reviews on an annual basis; measuring metric goals by doing a bi-annual review; a full review of the Comprehensive Plan every five years and in 2012 review with tweaks as needed with recommendations from staff and Planning and Zoning Commission.

Chairman Anker asked if modifications to the Comprehensive Plan have to be approved through City Council.

Mr. Frazzell answered that City Council would approve the recommendations for changes to the Comprehensive Plan through an Ordinance.

6 Future Agenda Items

April 24, 2012 Worksession with City Council at 6:00 p.m.

A quorum is required to convene at 5:45 p.m. to conduct a special meeting on April 24, 2012.

The Annual Vounteer Banquet is on April 3, 2012 at the Pfuger Hall.

7 Adjourn

Thomas Anker, Chairman, Planning and Zoning Commission

Commissioner Storms made a motion to adjourn the meeting at 7:53 p.m. Vice Chairman Blackburn seconded that motion. All in favor. Meeting adjourned.

Thomas Anker, Chairman
Planning and Zoning Commission

Respectfully submitted by _____ on this 7th day of May, 2012.