



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, August 4, 2014

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present was: Emily Barron, Planning Director; Jeremy Frazzell, Senior Planner; Erin Sellers, Planner II; Chuck Foster Jr., Planner I; Trey Fletcher, Assistant City Manager; and Hazel Sherrod, Planning Administrative Technician.

Chairman Blackburn called the meeting to order at 7:13 p.m.

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

Absent 2 - Commissioner Lisa Ely and Commissioner Joseph Marse O'Bell

2 Citizens Communication

There were none.

3 Public Hearing

- A ORD-0207** To receive public comment and consider an application to rezone Lot 13B, Block B Willow Creek, Section One, consisting of 3.16 acres of land locally addressed as 612 FM 685, from General Business 1 (GB1) to General Business 2 (GB2) district; to be known as 612 FM 685 Storage Rezoning. (REZ1406-02)

Jeremy Frazzell, Senior Planner presented this item.

Staff have received calls inquiring about what the rezoning consists of. The applicant would like to rezone a 3.16 acres Tract of land from General Business 1 (GB-1) to General Business 2 (GB-2) in order to make improvements to his existing business which is currently a non-conforming use. Currently there are five storage buildings and an open storage facility on this site.

Mr. Frazzell gave the history on this site. The Comprehensive Land Use Plan identifies the area as having mixed use as well as a commercial center, which is consistent with the zoning request. Staff recommends approval of the request.

Commissioner Flores asked if the buffer zones and other requirements meet our current standards on this site.

Mr. Frazzell answered that under the current zoning the GB-1 zoning district have some additional landscaping pieces to that what is currently on site. Mr. Frazzell mentioned that the applicant intends to put some structures toward the back property line which will remove some of that outdoor storage spaces and establish a wall for buffering.

Commissioner Botkin asked about the parking in the front of the business, will it be screened or remain as is.

Mr. Frazzell answered that the storage parking in the front of the facility does not conform to our current requirements, outdoor storage is not allowed under GB-2 zoning. However, this is a non-conforming use and exists as so. Their will be a process of doing a letter of non conformity, to identify the number of pieces that does not conform to that site so the applicant can continue that use but they will not to be allowed to expand the non conforming use.

Chairman Blackburn asked what is the screening requirements for GB-2.

Mr. Frazzell answered that adjacent to residential a masonry wall along with landscaping.

Chairman Blackburn asked if the building's masonry walls suffice. Also would the front have to come in compliance.

Mr. Frazzell answered that if there are no changes proposed for the front of the building and it stays as is, then the business remains non-compliant and no changes would be required to the front.

Commissioner Nunley, noted that she is for the zoning request since the applicant is requesting changes that will improve the site backing up to the residential subdivision. The business was in compliance at the time it was built and they are trying to comply again to the new zoning they are requesting.

Tim Moltz with Catalyst Engineering, represent the owner of the business spoke. Mr. Moltz reiterated what Mr. Frazzell stated in his presentation. Mr. Moltz also mentioned that with the non-conforming use if any or all of the buildings were to burn, the owner cannot rebuild due to the zoning use. The applicant is willing to comply with all the requirements in order to be in compliance with the zoning. The size of the outdoor storage will also decrease and not increase.

Walden Clay Balantine, the owner of the property at 612 FM 685, spoke noting that he wants to come into compliance with the City's code, so he can continue to provide a service to the community. Mr. Balantine states that his primary purpose of the zoning request is to come into compliance with the City's code.

Commissioner Flores made a motion to close the public hearing.
Commissioner Kluge seconded that motion. All in favor. Motion carried.

There were no further discussion.

Chairman Blackburn made a motion to approve item ORD-0207 as read.
Commissioner Flores second that motion. All in favor. Motion carried.

4 Consent Agenda

- A 2014-3160** Approving Subdivision Variances to allow for partial fiscal security for Falcon Pointe Section 13C (FP1407-04) and Falcon Pointe Section 14, Phase 2 (FP1407-05).
- B 2014-3161** Approving a one time, 180-day extension request for the Huntington Park Preliminary Plan. (PP1310-01)
- C 2014-3164** Approving the Planning and Zoning Commission Minutes for the July 7, 2014 regular meeting.
- D 2014-3169** Approving a Preliminary Plan for Verona, a 148.30-acre tract of land out of the Alexander Walters Survey 67, Abstract 791 in Travis County, Texas. (PP1301-01)

Ms. Sherrod read the Consent Agenda.

Chairman Blackburn made a motion to approve the Consent Agenda as read. Commissioner Flores seconded that motion. All in favor. Motion carried.

5 Discuss and Consider

There was nothing.

6 Future Agenda Items

September 15, 2014 is the date for the next P & Z Commission Meeting because the first Monday of September is Labor Day holiday.

Staff will bring forth the amendments, in full, to the Unified Development Code. By September 5th, Ms. Barron will forward a draft with all the changes will be sent to allow ample time for the Commissioners to review the changes.

A detailed executive summary of changes that occurred within each chapter.

7 Adjourn

Commissioner Flores made a motion to adjourn the meeting at 7:39 p.m. Chairman Blackburn seconded that motion. All in favor. Meeting adjourned.

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

Respectfully, submitted on this 15th day of September, 2014.