



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, May 4, 2015

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present was: Emily Barron, Planning Director; Chuck Foster, Planner I; Erin Sellers, Planner II; Sven Griffin, GIS Coordinator; Jeremy Frazzell, Senior Planner and Hazel Sherrod, Planning Administrative Technician.

Chairman Blackburn called the meeting to order at 7:01 p.m.

Present 7 - Chairman Rodney Blackburn, Commissioner Joseph Marse O'Bell, Commissioner Rachel Nunley, Commissioner Drew Botkin, Commissioner Daniel Flores, Vice Chairman Kevin Kluge and Commissioner Geoff Guerrero

2 Citizens Communication

3 Presentation

There were none.

A [2015-3881](#) Presentation on Geographic Information Systems (GIS).

Ms. Barron presented Sven Griffin, GIS Coordinator to present on the Geographic Information Systems (GIS). Mr. Griffin presented a slideshow of the GIS features/maps and demographic updates within the City and the ETJ.

4 Consent Agenda

A [2015-3824](#) Consider an architectural waiver to the commercial building design requirements for an expansion to the Private Warehouse Mini-Storage facility, locally addressed as 612 F.M. 685. (ARB1503-01)

Commissioner Botkin requested to pull Item 4A (2015-3824). Item 4A was pulled and moved to the regular agenda for discussion.

B [2015-3879](#) Approving the Planning and Zoning Commission Minutes for the April 6, 2015 regular meeting.

Approved on the Consent Agenda

C [2015-3883](#) Approving a Final Plat for Highland Park Phase A, Section 2C; a 14.85-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas. (FP1503-02)

Approved on the Consent Agenda

- D** [2015-3884](#) Approving a Preliminary Plan for the Replat of Lot 2 Amended Plat of Lots 1,2,3 and 6, Block A, Pfluger Crossing South, Phase 1, a 9.134-acre tract of land out of the Thomas Stuart Survey No. 6, Abstract No. 669 and the John Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1502-02)

Commissioner Flores made a motion to approve the Consent Agenda, Items 2015-3879, 2015-3883, 2015-3884 as read. Commissioner Guerrero seconded that motion. All in favor. Motion carried.

5 Public Hearing

- A** [ORD-0249](#) To receive public comment and consider an application to rezone two separate tracts consisting of approximately 3.321 acres out of the Sefrin Eislin Survey No. 1, Abstract No. 265, from Agriculture/Conservation (A) to General Business 1 (GB1) district; to be known as Burrell Business Park Rezoning. (REZ1503-02)

Jeremy Frazzell presented this item.

The property is generally located between FM 685 and Old Austin-Hutto Rd. The requested is to rezone two separate tracts consisting of approximately 3.321 acres from Agriculture/Conservation (A) to General Business 1 (GB-1). The properties are owned by Burrell Printing, one tract is approximately 1 acre and the other is approximately 2.330 acres.

The Comprehensive Land Use Plan currently identifies the area as appropriate for low to medium density residential with mixed use centers in close proximity. The proposed rezoning maintains the mixed use regional and neighborhood center concept provided in the Comprehensive Land Use Plan.

Staff recommends approval for the proposed zoning request.

Tim Moltz with Catalyst Engineering Group, representing the applicant spoke.

Chairman Blackburn asked if the applicant has a proposed business use for the vacant lot.

Mr. Moltz answered that the applicant is proposing to use that lot for office.

Commissioner Flores asked if there will be a shared access easement for both lots.

Mr. Moltz answered that there will be a shared access easement until the vacant lot is ready to be built on and at the time of site development if needed the existing easement will be vacated and a new access will be built along with the new development.

No one signed up to speak during the public hearing.

Chairman Blackburn made a motion to close the public hearing.

Commissioner Flores seconded that motion. All in favor. Public hearing closed.

Chairman Blackburn made a motion to approve ORD-0249 as read.

Commissioner O'Bell seconded that motion. All in favor. Motion carried unanimously.

6 Discuss and Consider

4A [2015-3824](#)

Consider an architectural waiver to the commercial building design requirements for an expansion to the Private Warehouse Mini-Storage facility, locally addressed as 612 F.M. 685. (ARB1503-01)

This item was moved from the Consent Agenda for discussion.

Erin Sellers presented item 2015-3824. The application is to consider and architectural waiver to the commercial building design requirements for an expansion of a private warehouse mini-storage facility, located at 612 FM 685. The applicant is requesting to increase the amount of metal classified as an accent material, per subchapter 9, from 15% to 32% excluding the doors. There is existing grandfathered outdoor storage on this site. There are also existing storage buildings that are non-conforming and comprised of 100% metal on the exterior façade, while the office building is mostly comprised of stone veneer.

Ms. Sellers presented the history of the property and the buildings that are currently there.

Staff recommends approval of the architectural waiver in order to maintain continuity with the existing architectural design of the other buildings on site, with the following conditions stated below:

1. The Eastern Building Fronting F.M. 685 shall be comprised of the following materials.

Table 1: Eastern Building Fronting F.M. 685

East Façade (150 linear feet fronting F.M. 685) 100% Stone (1300 S.F.);

North 52% Stone (42 S.F.), 48% Metal Panels (39 S.F.)

South 52% Stone (42 S.F.), 48% Metal Panels (39 S.F.)

West Façade (Internal wall with Overhead doors) 100% Metal Panels (578 S.F.)

Total Facades (Excluding doors) 68% Stone; 32% Metal Panels (excluding doors)

2. Two mini-storage buildings on the north side of the property may be comprised of metal panels on all facades, with the exception of the Northeastern building's façade fronting F.M. 685 where 52% is stone excluding doors. All other facades may be metal paneling consistent with the existing buildings.

3. The proposed buildings would not need to include additional horizontal and vertical articulation beyond what is shown on building elevations provided.

4. The architectural waiver shall automatically expire within 24 months from the date of approval if a site development permit has not been secured for the development. If a site development permit has been approved, the architectural

waiver will remain valid until such time the site plan has expired.

Walden Clay Ballentine, the owner of 612 FM 685 Storage spoke. He purchased the property in 1992 and finished the development as it is now in 1995. Mr. Ballentine stated that he intends to improve the overall look of the facility before he retires, to create a more consistent look and improve the street appeal. Mr. Ballentine is eager to work with staff and improve the façade and provide articulation of the stone walls, add gabled roofing, and increase on the landscaping especially along FM 685 to include adding more trees to create street appeal.

Chairman Blackburn made a motion to approve Staff's recommendation on Item 2015-3824 with the additional condition by incorporating multi-blend stone or other facial feature as oppose to an articulated roof line as read by staff and improve landscape along the front. Commissioner Botkin seconded that motion. All in favor. Motion carried unanimously.

A [RES-0249](#)

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

Erin Sellers presented this item to establish the City's 3 year annexation policy for 2016-2019.

Ms. Sellers stated that at this time the City have no plans to pursue annexation of any property, except for the areas that are exempt from the 3-year annexation per state law. In the next fiscal year the City intends to pursue initial research and feasibility study on the future annexation of some of our special districts.

The city may pursue annexations that are voluntary or are otherwise exempt from the annexation plan requirements.

The recommendation is supported by the 2030 Comprehensive Plan that growth for the city should be directed internally to incorporate limits in areas generally west of Weiss Lane corridor. The boundary was established in reference to the utility service area along the Wilbarger drainage basin as it relates to water and wastewater master planning priorities.

Chairman Blackburn made a motion to approve staffs recommendation on RES -0249 regarding an annual annexation plan. Commissioner Flores seconded that motion. All in favor. Motion carried.

7 **Discuss Only**

A [2015-3792](#)

Presentation regarding downtown visioning.

Ms. Barron presented ideas for revitalizing Pflugerville's Downtown to further the goals and vision of the 2009 Old Town Pflugerville Vision Report. Ms. Barron presented a PowerPoint presentation that included staff ideas as well as ideas from other cities in Texas and within the US. The overall mission for downtown is to establish opportunities for the downtown area to become the "place to be", focusing on "Between a Rock and a Weird Place", the downtown district is the blending of old and new Pflugerville.

B [2015-3885](#) Discussion regarding Community Development Block Grant (CDBG) program for Program Year 2014.

Ms. Barron presented on the Community Development Block Grant (CDBG) program for the program year of 2014. Ms. Barron stated that the consolidated plan is on the City's website for public viewing. Ms. Barron presented the projects:

Project 1 – Heatherwilde Blvd sidewalk

Project 2 – Edgemere Dr – Sidewalk and ramps

Project 3 – Windermere Park – Playscape replacement and Accessibility Improvements

Project 4 – Youth Program Scholarships

Coming up on June 1 – Advisory Committee discussion regarding 2015 action plan and projects for program year 2015

Staff has also received feedback from Travis County Health and Human Services and will be requesting feedback from the P & Z Commission in their capacity as the CDBG Advisory Board.

Ms. Barron stated that 100% of the CDBG grant is being spent on projects and none of it will go toward administrative costs which the program allows for.

8 **Future Agenda Items**

Joint worksessions with the City Council and P & Z Commission to begin at 6pm on Tuesday, May 12, 2015.

Commissioner O'Bell said he will not be able to attend the joint session meeting on Tuesday.

9 **Adjourn**

Commissioner Flores made a motion to adjourn at 8:43 p.m. Vice-Chairman Kluge seconded that motion. All in favor. Meeting adjourned at 8:43 p.m.

Rodney Blackburn, Chairman
Planning and Zoning Commission

Respectfully submitted this 1st day of June, 2015.