



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, October 7, 2013

7:00 PM

100 East Main Street, Suite 500

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### Regular Meeting

#### 1 Call to Order

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

Chairman Anker called the meeting to order at 7:06 p.m.

**Present** 6 - Chairman Thomas Anker, Vice Chairman Rodney Blackburn, Commissioner Drew Botkin, Commissioner Joseph Marse O'Bell, Commissioner Kevin Kluge and Commissioner Daniel Flores

**Absent** 1 - Commissioner Lisa Ely

#### 2 Citizens Communication

#### 3 Public Hearing

##### A [ORD-0181](#)

To receive public comment and consider an application to change the zoning from Multi-Family Urban (MF-U) to Alternative Land Use Regulation (ALUR), for an 18.938 acre tract of land out of the John Van Winkle Survey No. 14, Abstract 786 in Pflugerville, Texas, located along the east side of N. Heatherwilde Blvd, between W. Pecan St. and W. Pfennig Ln., to be known as the Carrington Court ALUR Rezoning. (REZ1307-01)

Chairman Anker stepped down due to a conflict of interest on this item. Vice-Chairman Blackburn chaired the meeting.

Jeremy Frazzell presented this item. Mr. Frazzell stated that there were four property owners that inquired about the public hearing notice. The proposed zoning request is to rezone approximately 18.9 acres from Multi-Family Urban (MF-U) to Alternative Land Use Regulation (ALUR). The proposed development will consist of approximately 134 single-family townhome units with three, four or five unit pods per building. There will be a combination of 77 front loaded units where the garage faces the public street and 53 rear loaded units where the garage is facing the alley. In lieu of dedicating parkland the applicant request to pay a fee in lieu of parkland which was recommend for approval by the Parks and Recreation Committee on September 19, 2013.

Vice-Chairman Blackburn opened the public hearing. No one signed up to

speaking. Commissioner Kluge made a motion to close the public hearing. Vice-Chairman Blackburn seconded. Motion carried unanimously.

Commissioner Botkin made a motion to approve the zoning request (ORD-0181) as read and discussed. Commissioner Kluge seconded that motion. All in favor. Motion carried.

#### **4 Consent Agenda**

- A**    [2013-2323](#)    Approve the Planning and Zoning Commission Worksession Minutes for the August 5, 2013 meeting.  
**Approved on the Consent Agenda**
- B**    [2013-2324](#)    Approve the Planning and Zoning Commission Regular Minutes for the August 5, 2013 meeting.  
**Approved on the Consent Agenda**
- C**    [2013-2325](#)    Approve the Planning and Zoning Commission Worksession Minutes for the August 19, 2013 meeting.  
**Approved on the Consent Agenda**
- D**    [2013-2327](#)    Approve the Planning and Zoning Commission Worksession Minutes for the September 16, 2013 meeting.  
**Approved on the Consent Agenda**
- E**    [2013-2329](#)    Approve the Planning and Zoning Commission Regular Minutes for the September 16, 2013 meeting.  
**Approved on the Consent Agenda**
- F**    [2013-2339](#)    Approving the Falcon Pointe - Section 14, Phase 1 Final Plat; 24.47-acres of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County Texas.  
**Approved on the Consent Agenda**
- G**    [2013-2285](#)    Approving the Falcon Pointe - Section 16 Final Plat; 19.764-acres of land out of the John Davis Survey No. 13, Abstract No. 231; in Travis County Texas.  
**Approved on the Consent Agenda**
- H**    [2013-2272](#)    Approving a 180-day extension for the Highland Park Ph. B, Sec. 9, 11 & 12 Construction Permit (CON1306-04)  
**Approved on the Consent Agenda**
- I**    [2013-2351](#)    Approving a Final Plat for Highland Park Phase B, Section 5; being 3.71 acres out of a 61.29-acre tract of land out of the Thomas G.

Stuart Survey No. 6, Abstract no. 689, in Pflugerville, Texas (Case No. FP1309-02).

**Approved on the Consent Agenda**

- J     [2013-2352](#)     Approving a Preliminary Plan for a Falcon Pointe 5B; being 20.47 acres out of 132.06 acres of the Terrabrook Falcon Pointe TRV #2001671001 and Falcon Pointe Section Twelve TRV #200500274 in Pflugerville, Texas. (PP1308-01)

**Chairman Anker stepped down due to a conflict of interest on this item. Vice-Chairman Blackburn chaired the meeting.**

**Vice-Chairman Blackburn noted that there was an addition to item 2013-2285 approving Falcon Pointe Section 16 with the condition that the electric easement vacation for Oncor is provided prior to recordation of this plat.**

**Vice-Chairman made a motion to approve the Consent Agenda as read and stated. Commissioner Botkin seconded that motion. All in favor. Motion carried.**

**5     Discuss and Consider**

- A     [ORD-0177](#)     Discuss and consider recommending approval of an ordinance with a caption reading: AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS AMENDING ORDINANCE NO. 974-07-04-10 OF THE CITY OF PFLUGERVILLE, TEXAS, AS AMENDED, BY APPROVING A SPECIAL DISTRICT FOR AN OUTDOOR COMMERCIAL AMUSEMENT USE FOR APPROXIMATELY 25 ACRES OUT OF THE JOHN DAVIS SURVEY NO. 13, ABSTRACT NO. 23, PFLUGERVILLE, TEXAS, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF FM 685 AND TOWN CENTER DRIVE, TO BE KNOWN AS THE HAWAIIAN FALLS WATER PARK SPECIAL DISTRICT (SD1308-01), AND PROVIDING AN EFFECTIVE DATE.

**Chairman Anker stepped back onto the dais and chaired the rest of the meeting.**

**Emily Barron presented this item. This item was heard for public hearing at the September 16, 2013 P & Z meeting. A decision was tabled to allow staff to provide a Traffic Impact Analysis (TIA). The applicant presented a draft TIA.**

**Chairman Anker asked if there was a reason why the TIA was marked draft and not final. Ms. Barron answered that the TIA is a draft because the road that the project is abutting a TXDot road. Staff as well as TXDot are reviewing the TIA and will approve it once the applicant has addressed any specific comments or questions both entities have at the time of platting.**

**Chairman Anker asked if the City Engineer has looked at the TIA and signed off on it.**

**Ms. Barron answered yes.**

**Commissioner Flores asked if there will be concerts at the waterpark.**

Floyd Akers, Director of PCDC, answered yes, there is an indoor amphitheater that is part of the waterpark project, it is not a huge venue and Mr. Akers don't think it will hold more than 1500 people maximum. Mr. Akers mentioned that the TIA showed, during the maximum traffic time they estimate less than 1000 trips a day in and out of the park, according to TIA. Some of the recommendations in the TIA are to realign the lanes coming from north bound FM 685 heading south, creating a left turn lane for entry into the park; the stacking distance of that lane could handle about 20-25 cars. The stacking distance internally into the park is for about 400 cars before they get to the actually parking lot so the cars are not on the street. Mr. Akers also mentioned that the parking lot is being redesigned to hold about 550 cars total. There is also be a deceleration lane proposed on FM 685 heading northbound into the park.

Scott Feldman with Alliance Transportation Group spoke the impact and design of traffic on FM 685.

There was much discussion among the Commissioners and Staff on this item.

Omega Baker, residing at 805 Pigeon Forge spoke in opposition to the waterpark because of the amount of water proposed to be used.

Vice-Chairman Blackburn made a motion to approve the rezoning request. Commissioner O'Bell seconded that motion. All in favor. Motion carried unanimously.

## 6 Future Agenda Items

Worksession on November 4, 2013 at 6:00 p.m., for the Capital Improvement Advisory Committee and potential further discussion during the regular Planning and Zoning Commission meeting.

## 7 Adjourn

Chairman Blackburn made a motion to adjourn the meeting at 8:23 pm. Commissioner O'Bell seconded that motion. All in favor. Meeting adjourned.

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Thomas Anker, Chairman  
Planning and Zoning Commission

Respectfully, submitted on this 4th day of November, 2013.