



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, November 5, 2012

7:00 PM

100 East Main Street, Suite 500

1 Call to Order

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

Vice-Chairman Blackburn called the meeting to order at 7:00 p.m.

Present 5 - Commissioner Sam Storms, Commissioner Lisa Ely, Commissioner Kirk Lowe, Vice Chairman Rodney Blackburn and Commissioner Drew Botkin

Absent 2 - Chairman Thomas Anker and Commissioner Joseph Marse O'Bell

2 Citizens Communication

None.

3 Presentation

A [2012-1502](#) Introduction of Emily Barron as Pflugerville's Planning Director

Trey Fletcher introduced Emily Barron, Planning Director to the Commissioners.

4 Public Hearing

A [ORD-0123](#) To receive public comment and consider an application for a special district for a proposed corporate office and assembly building in the Corridor Urban Level 5 (CL-5) zoning district on Lot 3 of the Renewable Energy Park Subdivision, locally addressed as 3701 Helios Way, to be known as the EIEIO Special District. (SD1210-01)

Lindsay Key presented this item. The current zoning for Lot 3 in the Renewable Energy Park is Urban Level 5 (CL5). Ms. Key went over the Criteria for Approval of a Special District in the Corridor to determine the validity of the request. The criteria are:

1. Harmonious and compatible with its surrounding uses or proposed uses;
2. Proposed activities are normally associated with the requested use;
3. Nature of the use is reasonable; and
4. Mitigate impact on the surrounding area

Ms. Key also went over the four guiding principles of the Corridor Study. They are:

1. Create a series of unique places to shop, work, and live;

2. Establish a diversified and leak-free tax base;
3. Establish an enhanced, long-term market capture; and
4. Utilize smart, healthy and sensible design concepts.

The proposed business is currently located in Austin and is looking to relocate and expand to Pflugerville.

The applicant is proposing an office/light industrial/warehouse building on approximately five acres of Lot 3 of the Renewable Energy Park subdivision. This will be the corporate headquarters where assembly, packaging and warehousing of dispensers, flavors and coffee creamers will take place. The site will have an office space of approximately 7,000 sq. ft.; industrial space of approximately 17,500 sq. ft. and warehouse space of approximately 16,000 sq. ft.

Staff recommends approval of the Special District application with the understanding that the site plan must meet all other requirements set forth in the UDC that were not otherwise addressed through this process.

The applicant is also requesting an architectural waiver for their project. The CL5 district allows a maximum of 15% accent materials on all exterior walls on the first two stories. The architectural waiver request and the building elevations (Option 1) show the percentage of accent materials on the South Elevation (17%), the West Elevation (88%), and the East Elevation (35%) to be exceeding the allowable percentage. The building materials the applicant proposes exceed the allowable percentage of accent materials per the CL5 zoning district's standards. The materials the applicant proposes are corrugated metal, prefinished metal panels, and stucco. These materials and their percentages are similar to what has been approved on other site plans within this development.

Another elevation option (Option 2) proposed by the applicant is to replace the concrete tilt wall with stucco, while keeping all other materials consistent with the first set. Under the CL5 district's architectural requirements, the building materials used will constitute 100% accent materials.

The building materials proposed captures the architectural intent of the Renewable Energy Park and are consistent with previously approved site plans. Staff recommends approval of the architectural waiver request to allow for accent materials that exceed the allowable percentage in the CL5 zoning district.

Vice-Chairman Blackburn asked how close to the building is the previously approved site in this development.

Mr. Fletcher answered that is directly across the street from the site.

Vice-Chairman Blackburn made a motion to close the public hearing. Commissioner Ely seconded that motion. All in favor. Public hearing closed. Commissioner Botkin made a motion to approve the Special District as presented. Commissioner Blackburn seconded that motion. All in favor. Motion carried.

Commissioner Botkin made a motion to approve the architectural style Option

1 with the tilt wall construction and the accent primary materials and exclude option 2. Commissioner Storms seconded that motion. All in favor. Motion carried.

5 Consent Agenda

A [2012-1477](#) Approve the Planning and Zoning Commission minutes for the October 1, 2012 meeting.

B [2012-1441](#) Approving a Final Plat for Lakeside at Blackhawk Section 3; a 27.60-acre tract of land out of the A. Bailey Survey No. 34 and V. W. Swearingen Survey No. 32, located southeast of the Speidel Drive and Farm Pond Lane intersection in Travis County, Texas. (FP1209-01)

C [2012-1481](#) Consider a Revised Preliminary Plan for Highland Park Phase B; an 84.74-acre tract of land out of the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Travis County, Texas., in Pflugerville, Texas. (PP1209-01)

D [2012-1492](#) Approving a Final Plat for The Commons at Rowe Lane Ph. III B; a 24.502-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas. (FP1210-01)

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

6 Discuss and Consider

A [RES-0111](#) To consider and approve a resolution to remove plat notes 16 and 17 from the approved Cornerstone at Kelly Lane Phase 1 Final Plat (Recorded document number 200900101).

Lindsay Key presented. The applicant requests the removal of plat notes number 16 and 17 from the previously approved final plat for the Cornerstone at Kelly Lane, which limits access to right and left turn in and right turn out on Lot 4 and Lot 5 Block A at Colorado Sand Dr., as well as right in and right turn out movements on Lot 1 and Lot 2 Blk B. Transportation improvements and mitigation measures have improved circulation in the area and the plat notes are no longer needed. The City staff have reviewed this and determined the removal of the notes is feasible and no adverse effects would result.

Vice-Chairman Blackburn made a motion to approve the removal of notes 16 and 17 to the Final Plat of Cornerstone at Kelly Lane Final Plat. Commissioner Lowe seconded that motion. All in favor. Motion carried.

7 Council Action Update

A [2012-1495](#) City Council Action Update

Ms. Barron had nothing further to add.

8 Future Agenda Items

CBD Boundaries

9 Adjourn

Commissioner Storms made a motion to adjourn at 7:34 p.m. Commissioner Lowe seconded that motion. All in favor. Meeting adjourned.

Thomas Anker, Chairman
Planning and Zoning Commission

Respectfully submitted by _____ this _____ day of _____, 2012