



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, February 2, 2015

7:00 PM

100 E. Main St., Suite 500

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### Regular Meeting

#### 1 Call to Order

Staff present was: Emily Barron, Planning Director; Chuck Foster, Planner I; Erin Sellers, Planner II; and Hazel C. Sherrod, Planning Administrative Technician II.

Chairman Blackburn called the meeting to order at 7:00 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

There were none.

#### 3 Presentation

- A [2015-3672](#) Presentation regarding GIS Map Show at the Pflugerville Public Library

Emily Barron, Planning Director, presented this item.

The Geographic Information Systems staff have put together a display of maps that will be displayed at the Pflugerville Public Library for the next 90 days. The staff have worked with local historians to feature certain locations in the historic downtown area.

#### 4 Consent Agenda

- A [2015-3634](#) Approving the Planning and Zoning Commission Minutes for the January 1, 2015 regular meeting.

**Approved on the Consent Agenda**

- B [2015-3670](#) Approving a Subdivision Variance to allow for the submittal of the Falcon Pointe Section 19 Final Plat.

Ms. Sherrod read the Consent Agenda.

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

unanimously.

## **5 Public Hearing**

- A**     [2015-3657](#)     To receive public comment and consider an application for a Replat of Lot 2D of the Replat of Lot 2C- Renewable Energy Park and Lot 1B of the Replat of Lot 1 - Renewable Energy Park. (FP1412-01)

Emily Barron presented this item.

This plat consists of two lots located within the Renewable Energy Park located at the southwest corner Impact Way and E. Pecan St. and northwest corner of Impact Way. The replat have met all state and local requirements and requires public hearing by state law because it is a re-subdivision of an approved Final Plat.

No one from the public signed up to speak.

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

Vice-Chairman Kluge made a motion to accept the public hearing as read. Commissioner O'Bell seconded that motion. All in favor. Motion carried unanimously.

- B**     [ORD-0232](#)     To receive public comment and consider an application to rezone 1.399 acres of land out of the Seffrin Eiselin Survey No. 1, generally located at the northwest corner of the intersection of E. Pecan St. and Old Austin-Hutto Rd., from Agriculture/ Conservation (A) to General Business-1 (GB-1) zoning district; to be known as the Remainder of H.E.B. Tract/Pecan Street Rezoning. (REZ1412-01)

Erin Sellers presented this item. Ms. Sellers gave a history of the properties.

The property is located at the northwest corner of E. Pecan St., and Old Austin-Hutto Rd., and is currently unimproved. The single-family residential subdivision (Bohls Place) is located to the east of this property and is separated by 85' of public right-of-way, including a hike and bike trail.

The property is currently zoned Agriculture/Conservation (A) and the HEB retail development to the north is zoned General Business 1 (GB-1).

Staff did receive general inquiries as to the proposed zoning notice of the property and no opposition. No formal site plans have been received, but have received submittal of a replat for the site. Staff recommends approval of the proposed rezoning from A to GB-1. The zoning GB-1 is in accordance with that of the Comprehensive Plan's "Community Center" concept.

Derek Villemmez, representing HEB and his client O'Reilly Auto Parts, spoke. Mr. Villemmez said that his client O'Reilly Auto Part submitted a preliminary plan to the city already and is proposing to build on that site.

Commissioner Guerrero suggested that an updated Traffic Impact Analysis

(T.I.A) should be required for the intersection where the O'Reilly is proposed, because traffic coming from the east of Pecan St., heading west does back up in that location.

Staff stated that a T.I.A. would be required if the trips generated by the proposed development exceeded 2,000 vehicles per day.

Jason Johns residing at 1201 Honeysuckle, in the Bohls Place subdivision, requested to speak. Mr. Johns states that he is concerned with all the extra traffic, the noise that will be generated and the trees that will be cut down from that lot. Mr. John is concerned about a gas station going there, he states that in the summer when it is windy he can smell the gas fumes from his yard from the existing gas station and he won't be able to go outside.

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

Chairman Blackburn made a motion to approved ORD-0232 as read, rezoning from A to GB-1. Commissioner Guerrero seconded that motion. All in favor. Motion carried unanimously.

## **6 Discuss Only**

- A**     [2015-3673](#)     Update regarding adoption of the proposed Unified Development Code (UDC).

Ms. Barron presented this item.

The Unified Development Code (UDC) was presented to the City Council in October and November 2014. Council requested that staff provide additional stakeholder input. The past couple of months staff have been holding public pforums and have met with the Home Builder Association Government Relations Committee in hopes to make sure staff have covered all their basis.

A summary of the proposed UDC was given to the Commissioners showing the incorporated amendments made since November 2014, which was minor. The UDC will go before the City Council on February 10, 2015 for a second reading.

Ms. Barron also mentioned that a new code viewer called enCode 360 will be used to view the code online, which will have new features that our current site to view the code does not have.

## **7 Future Agenda Items**

Group photo is requested and at the end of the March 2nd meeting a photo will be taken.

The CDBG updates/status on projects will be forth coming in April which is also Fair Housing month.

## **8 Adjourn**

Chairman Blackburn requested a motion to adjourn.

Commissioner Flores made a motion to adjourn the meeting. Commissioner Guerrero seconded that motion. All in favor. Meeting adjourned at 7:43 p.m.

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Rodney Blackburn, Chairman  
Planning and Zoning Commission

Respectfully submitted on this 2nd day of March, 2015.