



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, June 3, 2013

7:00 PM

100 East Main Street, Suite 500

Regular Meeting

1 Call to Order

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

Chairman Anker called the meeting to order at 7:05 p.m.

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

Absent 1 - Commissioner Kevin Kluge

2 Citizens Communication

None.

3 Public Hearing

A [2013-1971](#) THIS ITEM HAS BEEN WITHDRAWN, NO ACTION WILL BE TAKEN. To receive public comment and consider an application to rezone Lots 3 & 4 of the George F. Roberts Subdivision Three, consisting of 4.48 acres of land and locally addressed as 1720 Royston Ln., from General Business 2 (GB2) to Light Industrial (LI) zoning district; to be known as 1720 Royston Ln., Rezoning. (REZ1305-01)

No discussion.

B [2013-1972](#) THIS ITEM HAS BEEN WITHDRAWN, NO ACTION WILL BE TAKEN. To receive public comment and consider an application to rezone 7.67 acres of land out of the E. McMillan Survey No. 10, Abstract No. 564, locally addressed as 1800 Royston Ln., from General Business 2 (GB2) to Light Industrial (LI) zoning district; to be known as 1800 Royston Ln., Rezoning. (REZ1305-02)

No discussion.

C [ORD-0159](#) TO RECEIVE PUBLIC COMMENT AND CONSIDER RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE CITY OF PFLUGERVILLE CODE OF ORDINANCES XI BUSINESS

REGULATIONS, CHAPTER 112 SEXUALLY ORIENTED BUSINESSES AMENDING GENERAL PROVISIONS SECTION 112.02 DEFINITIONS; AMENDING ADMINISTRATIVE REGULATIONS SECTION 112.10 PROHIBITED LOCATIONS OF ANY TYPE OF SEXUALLY ORIENTED BUSINESS; AMENDING EMPLOYEE LICENSES SECTION 112.43 APPEAL; REPLACING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; ESTABLISHING PENALTIES NOT TO EXCEED \$4,000.00 PER OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

Emily Barron presented this item. The proposed amendment to Chapter 112 Sexually Oriented Business (SOB) related to the land use provisions in this chapter. This proposed amendment would permit SOBs in the Light Industrial (LI) zoning districts only when there are no General Industrial (GI) properties available for use. The site selected in LI would be required to be 1000 feet away from schools, churches, residential: all the same protected land uses that occur when spacing between an SOB and a GI business. In addition, any SOB located in the LI district would be required to meet the architectural standards of a commercial property. Other proposed changes to Chapter 112 are in referenced to land use nomenclature.

No one from the audience signed up to speak on this agenda item.

Chairman Anker made a motion to close public hearing. Commissioner Blackburn seconded that motion. All in favor. Motion carried.

No questions or discussion from the Commissioners.

Chairman Anker made a motion to approve the Chapter 112 Sexually Oriented Business Ordinance as stated in ORD-0159. Commissioner O'Bell seconded that motion. All in favor. Motion carried.

4 Consent Agenda

- A [2013-1880](#) Approving a Final Plat for Avalon Phase 7B; an 11.744-acre tract of land out of the Phillip Golden Survey No. 17, Abstract No. 328, in Pflugerville, Texas. (FP1304-01)

Approved on the Consent Agenda

- B [2013-1993](#) Approve the Planning and Zoning Commission minutes for the May 6, 2013 regular meeting.

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

5 Discuss Only

- A [2013-2026](#) 1. Executive Session Item: Consultation with legal counsel regarding land use regulations related to sexually oriented businesses in the City of Pflugerville and application of

regulations provided by the City of Pflugerville's Sexually Oriented Business Ordinance, Chapter 112, pursuant to Chapter 551.071 of the Texas Government Code.

No further discussion was needed. Item was discussed during the worksession.

B [2013-2027](#) Introduction to My Permit Now

Emily Barron presented on My Permit Now database.

6 **Future Agenda Items**

Worksession items to be discussed in July:
 Subchapter 4 and a portion of Subchapter 5
 Landscaping
 Tree Preservation

7 **Adjourn**

Chairman Anker made a motion to adjourn the meeting at 7:17 p.m.
Commissioner Blackburn seconded that motion. All in favor. Meeting adjourned.

Signature: _____
Thomas Anker, Chairman

Respectfully submitted this 1st day of July, 2013.