



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

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Monday, March 4, 2013

7:00 PM

100 East Main Street, Suite 500

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### Regular Meeting

#### 1 Call to Order

Staff present were: 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 7:00 p.m.

**Present** 7 - Chairman Thomas Anker, Vice Chairman Rodney Blackburn, Commissioner Drew Botkin, Commissioner Joseph Marse O'Bell, Commissioner Kevin Kluge, Commissioner Daniel Flores and Commissioner Lisa Ely

#### 2 Citizens Communication

There were none.

#### 3 Public Hearing

##### A [ORD-0140](#)

To receive public comment and consider an application to change the zoning from Agriculture/Conservation (A) to Alternative Land Use Regulation (ALUR), for Lot 3, Block A Pfairway Office Park, an approximate 14.47-acre lot out of the William Barker Survey No. 74 in Travis County, Texas, to be known as the Pfairway Park ALUR Rezoning. (REZ1212-01)

Chairman Anker stepped from the dais due to a conflict of interest on Item No. 2013 1755. Vice Chairman Blackburn chaired the meeting.

Jeremy Frazzell presented this item. This item was before the Planning and Zoning Commission on February 4, 2013 and the Commission did approve the waiver to the minimum 50 acre requirement required by Subchapter 5(C) of the Unified Development Code (UDC), allowing the ALUR to be considered.

The Comprehensive Plan identifies this area to have a low to medium residential density, with up to 6 units per acre. The proposed single family development has a density of approximately 4.6 units per acre. The proposed development is consistent with the Comprehensive Plan.

Lot 3 is configured in a way that one of the two access points will through Violet Blue Dr., through an existing residential subdivision (Pflugerville Heights). The other access point through a public access easement between

Lots 1 and 2 of the Pfairway Office Park established through a subdivision variance.

The Parks and Recreation Commission recommended approval of a fee in lieu of public parkland and private open space with amenities are proposed for the new residents.

Staff recommends approval of the proposed Pfairway Park ALUR.

Commissioner Ely asked why pay fee in lieu of parkland.

James Huffcut with Pape Dawson Engineering, representing the developer, spoke. Mr. Huffcut handed out a print out of trip generation comparison. The single family use that is being proposed is the lowest trip generation of traffic (2500 per day) for the acreage of that size of lot. Mr. Huffcut mentioned that he presented to the Pflugerville Heights residents at two public meetings on October 16, 2012 and November 20, 2012 and went over their plan for the proposed subdivision; they mainly discussed the traffic that will be generated. At these meetings, the residents of the Pflugerville Heights subdivision requested that the homes be constructed of masonry on four sides, like theirs. The residents also requested that the proposed homes be built on the same size lot. Mr. Huffcut said that as an economic decision that would not be feasible due to the cost of the land, internal infrastructure, water, wastewater and drainage. The residents asked how would the price range of the proposed houses are going to affect the value of their homes. Mr. Huffcut said that the proposed houses would cost about \$190,000 put to the mid \$200,000 for these homes. There will be a Homeowners Association (HOA) to maintain the detention pond area and the two open space areas within the proposed subdivision. Mr. Huffcut said that they will try to terrace the detention pond off the roadway where the cul de sac bubbles, about 25 30 feet from back of the curb outside of the flood level, so they may place some picnic tables and pavilions. The detention area would then slope down to a grassy area that will be mowed and maintained by the HOA. Mr. Huffcut mentioned that the residents at the meeting had questions about the construction entrance through the subdivision and how that will be handled. Mr. Huffcut said that if they get to the point where they are approved for construction, they will control the construction entrances as to when the trucks can go in and out of the subdivision, how the trucks are washed and how the area is maintained after construction.

Vice Chairman Blackburn asked Mr. Huffcut if they have spoken to the owner of Lot 2 in Tall Grass.

Mr. Huffcut said that they approached the owner of Lot 2 to see if that lot was available for sale in order to put a public road and extend some of the lots, but they are not able to afford the property from the owner of Lot 2 in the Tall Grass subdivision.

Commissioner Ely asked about the average square footage of the floor plans for the proposed homes.

Mr. Huffcut answered that the average square footage of the proposed homes are between 1500 square feet and 2000 square feet.

Vice Chairman Blackburn asked what DR Horton will do to maintain, A.W. Grimes, once construction has started with all the trucks in and out of the construction site. Vice Chairman Blackburn believes that this should be the only construction entrance site.

The representative of DR Horton said that they can work with the office park workers to come up with a solution, they can also tell their subs which roads to use and time of day by setting standards and have a superintendent on site to keep watch. She said that DR Horton will be willing to contribute to the long term maintenance of the easement.

Commissioner Kluge asked since that is a public easement will the residents be responsible for maintenance and repair of the road.

Mr. Huffcut answered that he understands with the subdivision plat of the three lots, the easement was dedicated as a variance for Lot 3. Lot 3 has a common interest in share, and in keeping that maintained. DR Horton has expressed they are willing to take on that responsibility because it is for their use to help keep that road in good shape for access for all the other people that use that road. They have considered about overlays and will make sure that damages that occur are addressed as they continue negotiations regarding the sale of the property. Mr. Huffcut said that he believes what happens as a result of construction on Lot 3 will be the responsibility of Lot 3 to fix.

Commissioner Kluge asked about the maintenance of the easement the Mr. Huffcut spoke of previously, will DR Horton will be there long term to maintain the public easement or will that responsibility will fall on the HOA to maintain that easement.

Mr. Huffcut said that DR Horton would make sure that the access point is constructed in such a way that normal use derived by the homeowner's vehicles will not tear the access easement. DR Horton wants to make sure the access easement will be easily maintained under normal residential usage, he believes that will be the kind of negotiation that will take place with the seller of the property; to make sure the easement is easily maintained. Some element of the maintenance will be the HOA's.

Commissioner Kluge asked if the negotiations will be worked out after the sale.

Mr. Huffcut answered that after the construction of the subdivision, prior to the sale there would be agreements made; there would be some recommendations as to the proportionate responsibility of the single family section. He thinks it will be due in part to what the construction has done to the access easement and what the condition of the access.

There were no comments from the public.

Commissioner Ely made a motion to close the public hearing. Commissioner O'Bell seconded that motion. All in favor. Motion carried.

Vice Chairman Blackburn made a motion to approve ORD 0140 to grant the ALUR. Commissioner O'Bell seconded that motion. All in favor. Motion carried.

**Aye:** 6 - Vice Chairman Rodney Blackburn, Commissioner Drew Botkin, Commissioner Joseph Marse O'Bell, Commissioner Kevin Kluge, Commissioner Daniel Flores and Commissioner Lisa Ely

**Excused:** 1 - Chairman Thomas Anker

**B**     [ORD-0144](#)

To receive public comment and consider an application for a special district for a proposed small package distribution facility in the Corridor Urban Level 5 (CL-5) zoning district on Lot 3C of the Renewable Energy Park Subdivision, locally addressed as 3811 Helios Way, to be known as the Project Pandora Special District. (SD1302-01)

Chairman Anker returned to the Dias.

Erin Sellers presented this item. PCDC is requesting a Special District permit for a warehouse distribution center within the Renewable Energy Park subdivision, further branded as the SH 130 Commerce Park. The Comprehensive Plan calls for a mix of uses at this intersection (East Pecan St., and SH 130, at the southeast corner. The area for the Project Pandora is approximately 32.77 acres, the proposed building is of 250,000 square feet, building elevations have not been provided as yet, and the landscaping will be in compliance with the UDC standards. The primary facade will be facing SH 130 and the truck courts will back up to the Travis County Metro Park. An office warehouse distribution center at this location is feasible and compatible with the other adjacent land uses.

Christian Kurtz with PCDC was available to answer question from the Commissioners.

Commissioner Botkin asked what type of jobs will this project create, will they be minimum wage jobs.

Mr. Kurtz answered that between 300 and 500 full time jobs will be created and it is not specified if these will be minimum wage jobs.

No one from the public requested to speak.

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

Commissioner Botkin made a motion to approve ORD 0144 as read. Commissioner O'Bell seconded that motion. Vice Chairman Blackburn to include exhibit C (ALUR Regulating Plan) conditions as read. All in favor. Motion carried unanimously.

**C**     [ORD-0145](#)

TO RECEIVE PUBLIC COMMENT AND CONSIDER AN ORDINANCE AMENDING THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE AMENDING SUBCHAPTER 4 ESTABLISHMENT OF DISTRICTS AND BOUNDARIES, SECTION C(2) AND C(3) BY ADDING WRECKER/TOWING SERVICES AND AUTO SALVAGE YARD USES AND CONDITIONS; SECTION C(4) REGARDING GENERAL REGULATION SETBACKS; SUBCHAPTER 5 ESTABLISHMENT OF OVERLAYS AND SPECIAL DISTRICTS, SECTION B. SH 130 AND SH 45 CORRIDOR DISTRICTS,

SUBSECTION 29, PROVISION B REGARDING SITE DEVELOPMENT STANDARDS; AMENDING SUBCHAPTER 7 GENERAL REGULATIONS, SECTIONS F AND G REGARDING OUTSIDE DISPLAY AND STORAGE IN OFFICE, RETAIL, COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS; AMENDING SUBCHAPTER 10 PARKING, MOBILITY AND CIRCULATION, SUBSECTION C OFF-STREET PARKING REQUIREMENTS, TABLE 1: REQUIRED PARKING RATIO, TO INCLUDE PARKING STANDARDS FOR DAY CARE USES; AMENDING SUBCHAPTER 15 SUBDIVISION PROCESS, SECTION X, PROVISION 3 REGARDING THE NUMBER OF ACCESS POINTS REQUIRED FOR A SUBDIVISION; AMENDING SUBCHAPTER 20 DEFINITIONS SECTION C, ADDING WRECKER/TOWING SERVICES AND AUTO SALVAGE YARD AND AMENDING OUTDOOR DISPLAY AND OUTDOOR STORAGE (CA1302-01)

**Emily Barron presented this item. These amendments are to address some issues that might come up before staff has a chance to amend the Unified Development Code (UDC) in its entirety. These issues have been brought up in the past and was not addressed in the UDC.**

**Subchapter 4. Establishment of District and Boundaries to allow for Auto Salvage Yard and Wrecker/Towing Services in the use table with conditions.**

**Subchapter 5. Establishment of Overlays and Special Districts to allow for a higher building standard in the Corridor Overlay Districts while lessening the need of the developer to pursue an architectural waiver because of the vagueness of the existing standard.**

**Subchapter 7. General Regulations to clarify outdoor display and outdoor storage and in order to simplify these regulations Sections ((F) which covered Office, Retail and Commercial Zoning Districts) and ((G) which covered Outdoor Display and Storage for Industrial Zoning Districts) have been consolidated while the definitions have been updated or added. Therefore section (G) will be removed from Subchapter 7.**

**Subchapter 10. Parking, Mobility, and Circulation to allow for parking regulations for Day Care Facilities.**

**Subchapter 15. Subdivision Process to provide clarity in the maximum number of lots permitted before a secondary access is required while maintaining the requirements outlined in the adopted Fire Code.**

**Subchapter 20. Definitions. Have been added and or updated for the above items.**

**After discussion of these items, no one from the public requested to speak.**

**Vice-Chairman Blackburn made a motion to close the public hearing. Commissioner Ely seconded that motion. All in favor. Motion carried.**

**Chairman Anker made a motion to approve ORD-0145 as submitted. Vice-Chairman Blackburn seconded that motion. All in favor. Motion carried.**

## **4 Consent Agenda**

- A [2013-1639](#) Approving a Final Plat for Falcon Pointe Section Nine-South (Phase 2); a 9.024-acre tract of land out of the John Davis Survey No. 13, in Pflugerville, Texas. (FP1301-01)
  - B [2013-1640](#) Approving the Penley Park Preliminary Plan; a 48.83-acre tract of land out of the J. Davis Survey No. 13, Abstract No. 231 in Pflugerville, Texas. (PP1108-01)
  - C [2013-1712](#) Approving a Final Plat and a Subdivision Variance for Spring Trails Phase 9, a 7.559-acre tract of land out of the John Van Winkle Survey No. 70, Abs. 787, in Pflugerville, Texas (FP1301-02).
  - D [2013-1713](#) Approve the Planning and Zoning Commission minutes for the February 4, 2013 meeting.
  - E [2013-1714](#) Approve the Planning and Zoning Commission Worksession minutes for the February 4, 2013 meeting.
- Approved on the Consent Agenda**

**5 Future Agenda Items**

**Worksession on the boundaries for Old Town and in May the public will be invited for public comment on that item.**  
**April 9th is the annual joint worksession with the City Council.**  
**April 2nd Volunteer Banquet**

**6 Adjourn**

**Chairman Anker made a motion to adjourn the meeting at 8:40 p.m.**  
**Vice-Chairman Blackburn seconded that motion. All in favor. Meeting adjourned.**

**Signature: \_\_\_\_\_**  
**Thomas Anker, Chairman**

**Respectfully submitted this 1st day of April, 2013.**