



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, August 3, 2015

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

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

Chairman Blackburn called the P & Z meeting to order at 7:00 p.m.

Present 5 - Chairman Rodney Blackburn, Commissioner Rachel Nunley, Commissioner Daniel Flores, Vice Chairman Kevin Kluge and Commissioner Geoff Guerrero

Absent 2 - Commissioner Joseph Marse O'Bell and Commissioner Drew Botkin

2 Citizens Communication

There was none.

3 Consent Agenda

3A [2015-4094](#) Approving a Final Plat for Avalon Phase 8B; a 0.81-acre tract of land out of the Philip Golden Survey No. 17, Abstract No. 328, in Travis County, Texas. (FP1504-06)

Approved on the Consent Agenda

3B [2015-4124](#) Approve the Planning and Zoning Commission Minutes for the July 20, 2015 regular meeting.

Item 3B: 2015-4124 was pulled off the agenda.

3C [2015-4125](#) Approve the CDBG Advisory Committee Minutes for the July 20, 2015 regular meeting.

Approved on the Consent Agenda

Chairman Blackburn made a motion to approve the Consent Agenda as read. Commissioner Flores seconded that motion. All in favor to approve Items 2015-4094, 2015-4125. Motion carried with a vote of 5-0.

4 Public Hearing

4A [ORD-0261](#) To receive public comment and consider an application to rezone

approximately 17.654 acres out of the Elnathan Bebee Survey No. 5, Abstract No. 53, Travis County, TX from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) district; to be known as the Kuempel Tract/Pfennig Lane Rezoning. (REZ1506-01)

Emily Barron presented this item as stated in the staff report.

The Comprehensive Land Use plan identifies this area as low to medium density residential and is located on a major collector roadway.

Staff recommends approval of the proposed rezoning from Agriculture Conservation (A) to Single Family Mixed Use (SF-MU) District. At this time the applicant is proposing to do detached single family homes on this property.

Brad Whittington with American Housing Venture and Steve Crauford with Pape-Dawson Engineers spoke.

Vice-Chairman Kluge asked the applicants how many homes are proposed.

Mr. Crauford answered there will be 76 single-family detached homes on the land plan they have currently but that could change depending on the flood plain delineation. The lot sizes will be 50 X 120 ft. depth.

Commissioner Guerrero asked the applicants why go with the SF-MU zoning designation if they are looking at doing regular single family homes.

Mr. Crauford answered that the zoning will allow them to have more density on the project because of the floodplain on the property they have to mitigate for. Mr. Whittington mentions that they will have to do onsite detention and go through the CLOMR process.

David Calabuig residing on Laurel Oak Trl., spoke in favor of the rezoning. Mr. Calabuig mentioned he would like the city to keep the trees that are along the hike and bike trail. He mentioned that the streets flooded during the Memorial Day rain and would like to make sure the flood plain is not impacted negatively.

LeAnn Schmidt residing at House Wren Loop said she was concerned about the rezoning designation. She asked question about the need for the SF-MU zoning designation for town homes.

Ms. Schmidt commented that in terms of single family detached homes, she believes that will not put a major pressure on the area.

Vice-Chairman Blackburn made a motion to close public hearing.

Vice-Chairman Kluge seconded that motion. All in favor. Public hearing closed.

Commissioner O'Bell asked if there is consideration for commercial on this property.

Ms. Barron answered that the mixed use does allow for commercial, however there are several that they have to meet in order to allow for commercial and they have to have residential within the property. At this particular location it is highly unlikely that they will be able to meet all of the conditions in order to do commercial, due to the configuration of the land and the thoroughfares.

Vice-Chairman Kluge made a motion to accept ORD-0261 as presented.
Chairman Blackburn seconded that motion. All in favor. Motion carried.

5 Future Agenda Items

Due to the Labor Day holiday there will not be a meeting on the first Monday in September. P & Z will meet on September 21, 2015 at 7:00 pm.

July 20, 2015 P & Z Minutes (Item 2015-4124) for approval.

6 Adjourn

Vice-Chairman Kluge made a motion to adjourn at 8:13 p.m. Commissioner Flores seconded that motion. All in favor. Meeting adjourned.

Rodney Blackburn, Chairman
Planning and Zoning Commission

Respectfully submitted this 21st day of September, 2015.