



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, February 7, 2011

7:00 PM

100 E Main St., Suite 500

1 Call to Order

Naji Norder – Chairman

Thomas Anker – Vice-Chair

Sam Storms – Member

Lisa Ely - Member

Rodney Blackburn – Member

Kathy Taylor - Member

Kirk Lowe – Member

The meeting was called to order by Naji Norder at 7pm

Staff present was; **Trey Fletcher, Managing Director of Operations; Erin Sellers, Planner II; Floyd Akers, City Attorney; and Hazel Sherrod, Planning Administrative Tech.**

Present 6 - Chairman Naji Norder, Member Sam Storms, Member Rodney Blackburn, Member Kathy Taylor, Member Kirk Lowe, and Vice Chairman Thomas Anker

Absent 1 - Member Lisa Ely

2 Citizens Communication

There were none.

4 Discuss Only

2010-0185 Discussion regarding MY 35 Segment 3 Recommendations.

Trey Fletcher, Managing Director of Operations presented a My 35 update with a history and future proposals of the project. A My 35 Segment 3 manual was given to each member for them to keep and review at their leisure.

2010-0434 Discuss proposed amendments to Subchapter 5, Section B SH 130 and SH 45 Corridor Districts of the UDC based on the recommendations of the Corridor Committee.

Erin Sellers presented the Corridor Amendments to Subchapter 5 of the Unified Development Code for discussion only. This is the first review/analysis of the Corridor regulations since it was adopted in 2007.

Some of the proposed changes included:
 The residential uses (Multi-Family and Single-Family) in the Corridor will have conditions 11 and 12 applied. (Design standards associated with the applicable Suburban and Urban Districts).
 Educational, Institutional, Public and Special Uses were addressed. Hospitals and research and development centers are not currently permitted in the corridor, in which is recommended to be permitted by the Special Districts.
 No overhead roll up doors, that will be relocated to for review in the site development standards
 Parks are not currently permitted
 Commercial uses (banks, dance studios, health and fitness centers) were addressed
 Parking Regulations for the base development, the required parking ratio of Subchapter 10 shall apply
 Landscaping - minimal changes to coincide with the standard landscaping requirements.
 Site Development Standards in the Corridor overlay districts.

Mr. Norder commented that upon working with the creation of the zoning districts for the Corridor, his real goal for going into this was he wanted to make the Corridor easier to be marketed. remove some business centers that were present for TND. Mr. Norder commented he wanted to relocate to a separate chapter the Corridor Level 3 (CL-3) District zoning from the Corridor.

5 Consent Agenda

2010-0400

Approve the minutes for the January 3, 2011, Planning and Zoning Commission meeting.
 Approved

City Council Update:

- 1. Zoning for the 2010 Greenridge 3-Year Annexation plan**
- 2. Wilbarger Creek Regional Wastewater Treatment Facility**
- 3. Specific Use Permit for the Body Art Studio**
- 4. Blackhawk Commercial Rezoning**
- 5. Reassign ARB duties**
- 6. City Council Retreat**

2010-0449

Mr. Fletcher presented an update of City Council actions to the Members.

Future Agenda Items

2010-0434 Corridor Amendments to Subchapter 5 of UDC

Adjourn

Adjourned

Naji Norder
Chairman, Planning and Zoning Commission

Approved by _____ this ____ day of _____, 2011.