



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, April 2, 2012

7:00 PM

100 East Main Street, Suite 500

Regular Meeting

1 Call to Order

Chairman Thomas Anker called the meeting to order at 7:00 p.m.

Staff present were Trey Fletcher, Assistant City Manager; Jeremy Frazzell, Senior Planner; Erin Sellers, Planner II; Hazel Sherrod, Planning Admin. Tech., and Lindsay Key, Planner I.

Present 6 - Commissioner Sam Storms, Commissioner Lisa Ely, Commissioner Kirk Lowe, Chairman Thomas Anker, Vice Chairman Rodney Blackburn and Commissioner Drew Botkin

Absent 1 - Commissioner Joseph Marse O'Bell

3 Public Hearing

B ORD-0102

To receive public comment and consider an application to rezone all lots included in the Pfluger Crossing South, Phase 1 subdivision consisting of 22.78 acres of land at the southwest corner of FM 685 and E. Pflugerville Pkwy from Corridor Urban Level 4 (CL4) to General Business 1 (GB1) district; and to consider a city initiated rezoning of all lots included in the Pfennig Lane-FM 685 Commercial subdivision and subsequent resubdivision consisting of approximately 28.792 acres of land at the northwest corner of FM 685 and Pfennig Ln from Corridor Urban Level 4 (CL4) to General Business 1 (GB1) district; all to be known as the Pfluger Crossing Rezoning. (REZ1203-01)

Mr. Frazzell presented the staff report.

The properties are located at the southwest corner of FM 685 and E. Pflugerville Pkwy and the northwest corner of E. Pfennig Lane. The properties are known as Pfluger Crossing and the Pfennig Lane/FM 685 Commercial Subdivision. The properties are currently zoned Corridor Urban Level-4 (CL-4). Pfluger Crossing was annexed and zoned Agriculture/Conservation in 2005 and later that year zoned to General Business 1(GB-1). The Pfennig Lane/FM 685 Commercial Subdivision was platted in 2006; Wal-Mart was developed

shortly after that. In 2007 Pfluger Crossing South was platted and both subdivisions were platted CL-4 zoning districts. The vision for the Comprehensive Plan calls for mixed uses such as commercial, office, and retail uses.

Commissioner Blackburn asked would it be better if certain development that was not allowed in CL-4 apply for a Special District Permit.

Mr. Frazzell answered that gas stations are not allowed and that the alternative would be through a text amendment.

Mr. Fletcher mentioned that the special district option is not there for this use (gas station), it is the limiting factor of the 1000 foot requirements. A gas station would then be permitted if the conditions are satisfied.

Chairman Anker asked about the delineation line for the CL-4 boundaries being too broad, and would it hinder the development of the balance of the properties to the west of the development known as Pfluger Crossing.

Mr. Fletcher explained that staff stopped at the boundaries of the platted properties in question because that is the extent of the development area, going beyond that opens a larger policy discussion, which staff did not need to address by defining these boundaries at this point.

Commissioner Botkin spoke, he is trying to understand why change the zoning now and why the CL-4 Zoning District was put in place to begin with.

Naji Norder spoke in reference to Commissioner Botkin's statement. Mr. Norder was on the Planning and Zoning Commission when the Corridor Level Zoning Districts were put into place. He felt what came out of the Corridor Study was that the SH 130 corridor was the vision of what Pflugerville was to become and not have it to look like Pecan Street with automotive oriented businesses because we already have a place like that in town. The intent was to raise that area of town and show what the community can become. Mr. Norder would prefer to not see any automotive uses along FM 685, there are a few already existing along FM 685.

Chairman Anker made a motion to close the public Hearing. Commissioner Lowe seconded that motion. Public hearing closed.

Commissioner Ely noted that a lot of time and energy was spent on the Master Plan, which is in affect for a reason and she is reluctant to continue changing it, it is the viewpoint of the residents, the citizens and the City.

Commissioner Botkin asked why the property owners did not speak up in 2007 when the property was originally being rezoned as CL-4.

Barth Timmermann spoke in response to Commissioner Botkin. Mr. Timmermann said he participated in the SH 130 zoning and he understood that this property would be left out of the CL-4 zoning. Mr. Timmermann stated he has been advertising this piece of property as General Business 1 (GB-1).

Commissioner Anker made a motion to approve the request to change the CL-4 Zoning to GB-1 Zoning for the properties as read and recommended by staff.

Commissioner Ely voted nay. Commissioner Blackburn seconded that motion. Commissioner Botkin voted Aye. Commissioner Storms voted Aye. Commissioner Lowe vote Aye. The motion passed with a vote of 5 to 1 in favor of the zoning change.

Aye: 5 - Commissioner Sam Storms, Commissioner Kirk Lowe, Chairman Thomas Anker, Vice Chairman Rodney Blackburn and Commissioner Drew Botkin

Nay: 1 - Commissioner Lisa Ely