



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, February 3, 2014

7:00 PM

100 E.Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present was: Emily Barron, Planning Director; Jeremy Frazzell, Senior Planner; Erin Sellers, Planner II; Trenton Klerekoper, Planner I; Trey Fletcher, Assistant City Manager; Sven Griffin, GIS Coordinator; Tom Word, Assistant City Manager; Cole Cappel, GIS Intern and Hazel Sherrod, Planning Administrative Technician.

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

Present 8 - Vice Chairman Kevin Kluge, Commissioner Daniel Flores, Commissioner Lisa Ely, Chairman Rodney Blackburn, Commissioner Joseph Marse O'Bell, Commissioner Rachel Nunley, Commissioner Drew Botkin and Commissioner Joseph Marse O'Bell

2 Citizens Communication

There was none.

3 Public Hearing

A [ORD-0191](#)

To receive public comment and consider an application to rezone Lot 2, Block A of the Springbrook Industrial Park Section One, consisting of 1.66 acres locally addressed as 1808 Central Commerce Ct, from General Business 2 (GB2) to Light Industrial (LI) district; to be known as 1808 Central Commerce Ct Rezoning. (REZ1401-01)

Jeremy Frazzell presented this item.

The surrounding property owners were notified and a general inquiry was made about the public hearing but no objection to the rezoning was made. The property is approximately 1.66 acres and is located along the northside of Central Commerce Court. The properties to the east, west and south are zoned Light Industrial (LI) Zoning District. The area was annexed in 2007 through a three-year annexation plan by the City of Pflugerville.

The applicant was present but did not speak.

No one signed up to speak during the public hearing.

Vice-Chairman Kluge made a motion to close the public hearing. Commissioner Botkin seconded that motion. All in favor. Public hearing closed.

Staff recommends approval for the proposed rezoning from General Business 2 (GB-2) to Light Industrial Zoning District. The zoning will then be consistent with the area.

Chairman Blackburn made a motion to approve ORD-0193 as read.
Commissioner O'Bell seconded that motion. All in favor. Motion carried.

B [ORD-0194](#)

To receive public comment and consider an application to rezone all of Lot 3 of the Pflugerville Industrial Park Subdivision, locally addressed as 18617 Weiss Lane, from Light Industrial (LI) zoning district to General Business-1 (GB1); to be known as The Shoppes at Sorento Rezoning. (REZ1310-01)

Erin Sellers presented this item.

The property owner, Marcelo Draguiceivch of Laser Manufacturing, has requested a rezoning from Light Industrial (LI) to General Business 1 (GB-1) Zoning District of the 4.58 acres tract of land. At current, the property has a split zoning of LI and GB-1 on Lot 3 of the Pflugerville Industrial Park Subdivision. The property is located south of the Reserve at West Creek subdivision, east of the Villages of Hidden Lake Subdivision and north of the future Sorento subdivision, on Weiss Lane.

The property was annexed in 2006 by the City of Pflugerville.

Staff had one inquiry about the rezoning but no objection.

Staff recommends approval of the rezoning from LI to GB-1 Zoning District for Lot 3 to ensure that it is compatible with that of the neighboring uses. Commissioner Flores asked if this property is inside a flood zone. Ms. Sellers answered that Lot 4, the neighboring property, which is owned by the City of Pflugerville, has a flood plain on it, but not Lot 3.

Marcelo Draguiceivch, the property owner, spoke. Mr. Draguiceivch stated that they had originally purchased the property to move his light industrial business to that site, having the LI zoning to the rear of that property. Mr. Draguiceivch stated that he no longer plans on moving his business to that location because he has acquired other property closer to his existing business location which will allow him to expand his business without moving. Therefore he is looking to sell the Lot 3 property.

No one signed up to speak during the public hearing.

Vice-Chairman Kluge made a motion to close the public hearing.
Commissioner Flores seconded that motion. All in favor. Public hearing is closed.

Chairman Blackburn made a motion to approve ORD-0194 as read.
Commissioner Botkin seconded that motion. All in favor. Motion carried.

4 **Consent Agenda**

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda, it will be moved to the Regular Agenda for further consideration.

- A [2014-2592](#) Approving the Villages of Hidden Lake Section 6B-2 Final Plat; a 13.79-acre tract of land out of the George M. Martin Survey No. 9, Abstract No. 529; in Travis County Texas. (FP1310-01)

Approved on the Consent Agenda

- B [2014-2618](#) Approving a Final Plat for Avalon Ph. 10; a 15.85-acre tract of land out of the Edward Flint Survey No. 11, Abstract No. 277, in Travis County, Texas. (FP1311-05)

Commissioner Nunley requested Item 4B pulled from the Consent Agenda for discussion. Item 4B was pulled from the Consent Agenda.

Commissioner Nunley asked if flood insurance will be in place until the letter of map revision (LOMR) is approved by FEMA.

Mr. Frazzell answered that this is something that will be at the buyers discretion.

Mr. Fletcher stated that the builder that is buying the lots will build only on the seven lots that are not currently in the floodplain and hopefully within the next 2-3 months the FEMA process will have resolved itself and the remainder lots will be available for construction outside the floodplain. So the flood insurance issue will be mute at that point.

Mr. Frazzell also stated that note #20 on the Final Plat states that no building permits will be issued for the lots that are within the temporary drainage easement area, which was establish through a separate instrument. That instrument, establishing the temporary drainage easement, will be reflected on the plat. At the time the LOMR gets approved the easement becomes vacated once FEMA has approved all the floodplain modifications.

Vice-Chairman Kluge asked if the land or the floodplain map is changing.

Mr. Fletcher answered that both the land and the floodplain map is changing.

Mr. Frazzell also noted that the land is being built up.

Amy Payne, with Blake McGee Company, the project manager for Avalon spoke. Ms. Payne stated that in the past the builders have purchased flood insurance for any homes that were in the middle of this process. In working with Travis County and with the City of Pflugerville they are not able to build on the lots until the lots are out of the floodplain, the City will only issue building permits for the seven lots that are out of the floodplain currently. By the time the building permits are issued to the builder, the LOMR process will have

taken place and the floodplain map will be revised and the homeowners will not be needing floodplain insurance.

Vice-Chairman Kluge made a motion to approve Item 4B. Commissioner Nunley seconded that motion. All in favor. Motion carried.

- C** [2014-2639](#) Approving an amended Preliminary Plan for Falcon Pointe #6; being 174.09 acres out of the Terrabrook Falcon Ridge L.P., in Pflugerville, Texas. (PP1311-03)
Approved on the Consent Agenda
- D** [2014-2657](#) Approving the Planning and Zoning Commission Minutes for the January 6, 2014 regular meeting.
Approved on the Consent Agenda
- E** [2014-2670](#) Approving a Plat Vacation of the Villages of Hidden Lake, Phase 6A final plat, a 23.04-acre subdivision out of the George M. Martin Survey No. 9, Abstract No. 529 in Travis County, Texas. (FP1311-09)
Approved on the Consent Agenda
- F** [2014-2704](#) Approving a Final Plat for Highland Park Phase B, Section 7; being 4.67 acres out the Thomas G. Stuart Survey No. 6, Abstract No. 689, in Pflugerville, Texas. (FP1312-02)
Approved on the Consent Agenda
- G** [2014-2571](#) Approving a Final Plat for Bohls Commercial Park Lot 1, Block A; a 23 acre tract of land out of the John Davis Survey No. 13, Abstract No. 231, in Pflugerville, Texas. (FP1311-07)
Item 4B was pulled from the consent agenda to be discussed.
Commissioner Flores made a motion to approve Items 4A, 4C, 4D, 4E, 4F, and 4G on the consent agenda as read. Vice-Chairman Kluge seconded that motion. All in favor. Motion carried.

5 Future Agenda Items

March 3, 2014 at 6:00 p.m., the Capital Improvement Advisory Committee (CIAC) will meet again to discuss the Impact Fee for water and wastewater improvements.

6 Adjourn

Chairman Blackburn made a motion to adjourn the meeting at 7:33 p.m. Commissioner Flores seconded that motion. All in favor. Meeting adjourned.

Rodney Blackburn, Chairman
Planning and Zoning Commission

Respectfully submitted on this 3rd day of March 2014.