



# City of Pflugerville

## Minutes - Final Planning and Zoning Commission

---

Monday, April 6, 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; Erin Sellers, Planner II; Trey Fletcher, Assistant City Manager; Dan Franz, City Engineer; Jeremy Frazzell, Senior Planner and Hazel Sherrod, Planning Administrative Technician.

Chairman Blackburn called the meeting to order at 7:03 p.m.

**Present** 6 - Chairman Rodney Blackburn, Commissioner Joseph Marse O'Bell, Commissioner Drew Botkin, Commissioner Daniel Flores, Vice Chairman Kevin Kluge and Commissioner Geoff Guerrero

**Absent** 1 - Commissioner Rachel Nunley

#### 2 Citizens Communication

There were none.

#### 3 Consent Agenda

**A** [2015-3767](#) Approving the Planning and Zoning Commission Minutes for the March 2, 2015 regular meeting.

**Approved on the Consent Agenda**

**B** [2015-3795](#) Approving a Final Plat for Falcon Pointe Section Nineteen; a 2.983-acre tract of land out of the John Davis Survey 13, Abstract No. 231; in Pflugerville, Travis County Texas. (FP1502-01)

**Approved on the Consent Agenda**

**C** [2015-3826](#) Approving a Final Plat for Shops at 685, Phase 1 a 6.682-acre tract of land out of the T.G. Stuart Survey No. 1, Abstract No. 689 in Pflugerville, Texas. (FP1503-01)

**Approved on the Consent Agenda**

**D** [2015-3827](#) Approving a Preliminary Plan for Wuthrich Hill Farms Section Two, a 48.585-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas. (PP1407-03)

**Approved on the Consent Agenda**

- E**     [2015-3828](#)     Approving a Revised Preliminary Plan for Park at Blackhawk IV; affecting 28.99 acres of land out of the George Grimes Survey No. 33 and V.W. Swearengen Survey No. 32, in Travis County, Texas. (PP1407-01)

**Approved on the Consent Agenda**

- F**     [2015-3829](#)     Approving a Revised Preliminary Plan for Park at Blackhawk VI; affecting 36.19 acres of land out of the V.W. Swearengen Survey No. 32, in Travis County, Texas. (PP1407-02)

**Approved on the Consent Agenda**

**Ms. Sherrod read the Consent Agenda.**

**Chairman Blackburn made a motion to approve the consent agenda as read. Commissioner Flores seconded that motion. All in favor. Motion carried with a vote of 6-0.**

#### **4     Public Hearing**

- A**     [ORD-0240](#)     Conduct a public hearing and consider an application to rezone approximately 5.44 acres out of the J. Van Winkle Survey No. 14, Abstract No. 786, located generally northeast of the intersection of Black Locust Dr. and Grand Ave. Pkwy from Agriculture/Conservation (A) to Multi-Family 10 (MF-10) district; to be known as the Gardens at Black Locust Rezoning. (REZ1406-01)

**Jeremy Frazzell presented this item. The property is located generally along the north east corner of Grand Avenue Pkwy and W Black Locust Dr. The property is approximately 5.44 acres and is currently zoned Agriculture/Conservation (A) and the applicant would like to rezone this site to a Multi-Family 10 (MF-10) zoning district. Mr. Frazzell gave the history of property pertaining to annexation and zoning.**

**The Comprehensive Land Use Plan currently identifies the area as open space with low to medium density residential.**

**Staff recommends approval of the proposed zoning request.**

**Steve Hickerson representing Ridge Hill Investments spoke. Mr. Hickerson stated that this will be a 2 and 3 bedroom style units, there are restrictions in the guidelines as to the square footage of the units with garages, fenced in backyard like residential properties do. The proposed product will be attached single family townhomes.**

**Mr. Flores asked if the homes will be rental properties. Mr. Hickerson answered yes it will be for rent.**

**Chairman Blackburn opened the floor to the public.**

**Urcha Dunbar residing on Disraeli Cir., at the corner of W Black Locust and**

Disraeli, spoke. Ms. Dunbar is concerned with the additional traffic this will produce. The traffic is already hectic and makes it difficult to get onto W Black Locust. The water pressure is already less than ideal. Ms. Dunbar is concerned that the value of her property will go down.

Ana Sanchez residing on Blackthorn Dr., spoke. Ms. Sanchez stated she has lived there for 20 years and will be directly impacted by the proposed townhomes. Ms. Sanchez also voiced her concern about the traffic and the floodplain that is behind her property and the impact the townhomes will have on the flood zone. She is concerned about the hike and bike trail being destroyed when the homes are built. Ms. Sanchez states she opposes this rezoning.

Calvin Wilson residing on Blackthorn Dr., spoke. Mr. Wilson states he has live there for 17 years and is concerned about the flood zone also, because his yard already floods when it rains. Mr. Wilson also mentioned the amount of traffic causes congestion and poses a safety hazard, especially with the kids that cross to go to the middle and elementary school.

Brandon Scaramazzo residing on Disraeli Cir., spoke. Mr. Scaramazzo states that his house backs up to the proposed townhomes and also mentioned the traffic problem everyone else mentioned.

Pat Moore residing on Blackthorn Dr., spoke. Ms. Moore states that putting any kind of homes there is not good for the school, it is already overcrowded. Ms. Moore mentions that she is concerned of sex offenders moving in and would like to keep the property vacant as a park for the kids to play.

No one else signed up to speak.

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

Chairman Blackburn stated that he too experiences difficulty with the traffic on W Black Locust Dr., to get onto Grand Avenue Pkwy., and is concerned with the extra traffic that will be added.

Vice-Chairman Kluge is also concerned with the traffic flow in that area.

Chairman Blackburn states he would like to see the entrance of the townhomes on Grand Avenue Pkwy instead of on W Black Locust Dr., and cut the median on Grand Avenue Pkwy to allow for traffic flow.

Commissioner Botkin commented that he understands the concerns about the traffic. He also mentions that every year the P & Z Commission holds meetings on the Capital Improvement Program (CIP) and there is almost no audience when it is discussed. He urges the public with traffic concerns to attend the meetings when there are discussions on the CIP to voice their opinion, so the Commission knows what needs to be addressed in the future. Commissioner Botkin also mentions that with this product there will be one owner to deal with instead of multiple owners, he believes that the townhomes will have a better impact on the neighboring property values as oppose to individual residential homes. Commissioner Botkin stated that his opinion is the owner

of the townhomes will want to keep his property value up and maintain the property as best as he can to keep his customers.

Chairman Blackburn mentioned that the preliminary plan will come before the Commission for approval.

Vice-Chairman Kluge asked what included in the preliminary plan.

Ms. Barron answered that at the time of the preliminary plan looks at any requirements for traffic analysis, establishment of boundaries, extensions of the utilities, drainage issue and floodplain issues also. It is related to the lot and not the actual site work, the buildings, parking lots and detention pond will be some of the items reviewed at the time of site development review. The site development are reviewed and approved administratively.

After much discussion, Commissioner Botkin made a motion to approve Item ORD-0240 as read. Commissioner Flores seconded that motion. Motion carried with a vote of 6-1. Chairman Blackburn opposed the rezoning.

Mr. Frazzell mentioned that this item will go to City Council for public hearing and first reading on April 14th and a second reading if the first reading is approved on April 28th. This will afford the public a second change to be heard again.

**B**      [ORD-0236](#)

Conduct a public hearing and consider an application to rezone approximately 19.76 acres out of the Edward Flints Survey No. 11, Abstract No. 11 and 277, locally addressed as 4109 Kelly Lane, from Agriculture/Conservation (A) to Retail (R) district; to be known as the Holy Word Church Rezoning. (REZ1501-01)

Jeremy Frazzell presented this item. This property is generally located along the south side of Kelly Ln., between Weiss Ln. and Hidden Lake Dr. The property is approximately 19.76 acres and is currently zoned Agriculture/Conservation (A) and the owner is requesting to change the zoning to Retail (R).

The Comprehensive Land Use Plan identifies this area as a low to medium density residential and it also have the open space components associated with it. There was a preliminary plan previously approved for the church in 2014 but it has since expired.

The proposed zoning request to Retail is to address long term opportunities for a daycare and address site development for a future church. Staff recommends approval of the request.

Ms. Barron added that long term for the future land use plan staff had imagined it would turn into a more oriented neighborhood commercial due to Kelly Ln., being an arterial. Staff is looking at several areas around the city in this circumstance where we have development coming out that way and would consider this to become more reflective of that change in the future land use plan.

Todd Adams representing Holy Word Church spoke. Mr. Adams added that they are excited about this and is looking to expand their ministry and school since they purchased the property 4 years ago.

No one signed up to speak during the public hearing portion.

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

Chairman Blackburn made a motion to approve ORD-0236 as read.  
Commissioner Guerrero seconded that motion. All in favor. Motion carried.

**C**      [ORD-0239](#)

Conduct a public hearing and consider an application to rezone 1.81 acres from Agriculture/ Conservation (A) to General Business-1 (GB-1) zoning district, and 3.189 acres from Agriculture/ Conservation (A) to General Business-2 (GB-2) zoning district; land situated in the Henry Blessing Survey No. 3, Abstract No. 99 and the Sefrin Eiselin Survey No. 1, Abstract 265, Travis County, TX., generally located along F.M. 685 and south of Pfennig Ln.; to be known as the Cross Development Rezoning. (REZ1503-01)

Erin Sellers presented this item. The property is generally located along F.M. 685 south of E Pfennig Ln. Ms. Sellers gave history of the property. The applicant is requesting a zoning change from A to GB-1 on approximately 1.81 acres and GB-2 on approximately 3.189 acres of the property. The property has frontage on FM 685 and a TIA may be required at the time of platting or site development. Ms. Sellers stated there are a lot of non-conforming site issues currently including landscaping, parking and lighting to name a few. By rezoning the property some of the uses will have to be conforming, each will be addressed when there is triggers within the code that requires them to come up to standard.

The proposed zoning is compatible as well as comparable with the neighboring land uses and zoning districts and is in accordance with the Preferred Land Use Vision Plan, the goals of the Comprehensive Land Use Plan, as well as the Regional Center Concept. Staff recommends approval.

Matt Moore with Clay Engineering, the applicant, spoke stating that it is his intent to redevelop the property.

Chairman Blackburn asked how the back lot will be accessed.

Mr. Moore mentions there will be a shared access easement by both lots.

No one signed up to speak during the public hearing portion.

Chairman Blackburn made a motion to close the public hearing.  
Commissioner Flores seconded that motion. All in favor. Public hearing closed.

Commissioner Flores made a motion to approve the item as read.  
Commissioner Botkin seconded that motion. All in favor. Motion carried.

**D**      [ORD-0238](#)

Discuss and consider recommending approval amending the 2030 Comprehensive Plan by amending the Master Transportation Plan as an element of the overall comprehensive plan with the caption reading:

AN ORDINANCE AMENDING CHAPTER 153 OF THE CODE OF ORDINANCES FOR THE CITY OF PFLUGERVILLE, TEXAS, BY AMENDING THE THIRD POLICY CHAPTER OF THE 2030 COMPREHENSIVE PLAN TO UPDATE THE ELEMENTS OF THE OVERALL PLAN TO INCLUDE THE UPDATED MASTER TRANSPORTATION PLAN DATED APRIL 2015 PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.

Emily Barron presented this item and mentioned that our consultant, Frederico Mendoza with Brown & Gay Engineers who helped with the Master Transportation Plan (MTP). Dan Franz, City Engineer also presented.

Ms. Barron gave the history on the process and meetings of the MTP. Staff is requesting recommendation from the Planning and Zoning Commission in order to proceed to City Council. The City Council will hold the 1st Reading and Public Hearing on April 28, 2015 and the 2nd Reading will be held on May 12, 2015.

The updated Transportation Plan includes:

- Creation of a Travel Demand Forecast Model
- Update of the roadway plan
- Update of the roadway cross sections
- Updated transportation goals

No one signed up to speak during the public hearing portion.

Staff recommends approval of the Master Transportation Plan as presented.

Chairman Blackburn made a motion to close the public hearing. Commissioner Flores seconded that motion. All in favor. Public hearing closed.

Chairman Blackburn made a motion to approve ORD-0238 as read. Vice-Chairman Kluge seconded that motion. All in favor. Motion carried.

## **5 Discuss and Consider**

**A**     [2015-3830](#)     To discuss and consider a recommendation to the City Council on the 5-year Capital Improvement Plan for FY 2016-2020

Ms. Barron began by stating that on May 12, 2015, annually the P & Z Commission gives a recommendation for CIP in accordance with the Charter 120 days prior to the budget being passed. On May 12, P & Z Commission and City Council will hold a joint meeting at which time the Commission will present their recommendation on the CIP.

Dan Franz presented on the 5-year CIP for FY 2016-2020 for adoption.

Chairman Blackburn would like to see Sun Light Near Way and Helios Way extensions on the list as a priority also because of all the construction taking place in the area.

Mr. Franz commented that the design and construction of Sun Light Near Way and Helios Way extension is part of an economic development agreement that

is going on the April 14th City Council agenda.

Commissioner Flores made a motion to accept the 5-year CIP as presented. Commissioner O'Bell seconded that motion. All in favor. Motion carried.

## **6 Discuss Only**

**A**     [2015-3792](#)     Presentation regarding downtown visioning.

Chairman Blackburn made a motion to table this item until the May 4th P & Z Meeting. Commissioner Flores second. All in favor. Motion carried.

## **7 Future Agenda Items**

The annual Volunteer Banquet is Tuesday, April 7th at 7 pm at Pfluger Hall.

Joint worksessions with the City Council and P & Z Commission to begin at 6pm on Tuesday, May 12, 2015.

May 4th is the next P & Z Meeting.

Presentation regarding downtown visioning.

## **8 Adjourn**

Chairman Blackburn made a motion to adjourn at 9:32 p.m. Commissioner Flores seconded that motion. All in favor. Meeting adjourned.

---

Rodney Blackburn, Chairman  
Planning and Zoning Commission

Respectfully submitted on this 4th day of May, 2015.