



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, October 3, 2016

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

Staff present was: Emily Barron, Planning Director; Jeremy Frazzell, Senior Planner, Erin Sellers, Planner II; Chuck Foster, Planner I and Dana Lively, Administrative Technician.

Vice Chairman Daniel Flores called the meeting to order at 7:04 p.m.

**Present** 6 - Vice Chairman Daniel Flores, Commissioner Geoff Guerrero, Commissioner Karen Arnold, Commissioner Tammie Williamson, Commissioner Ronda Gindin and Commissioner Oscar R. Mitchell

**Absent** 1 - Chairman Kevin Kluge

#### 2 Citizens Communication

There was none.

#### 3 Consent Agenda

**3A** [2016-5238](#) Approve the Planning and Zoning Commission minutes for the September 19, 2016 regular meeting

Approved on the Consent Agenda

**3B** [2016-4989](#) Approving a Final Plat for Heritage Lakes at Pflugerville, consisting of two tracts totaling approximately 31.439 acres out of the Edward Flint Survey No. 11, Abstract Nos. 11 and 277, located generally southwest of the Weiss Ln and Kelly Ln intersection in Pflugerville, Travis County, Texas. (FP1605-03)

Approved on the Consent Agenda

- 3C**     [2016-5205](#)     Approving a Final Plat for the Park at Blackhawk VI Section 3; a 24.28-acre tract of land out of the V.W. Swearngen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1601-05)

**Approved on the Consent Agenda**

**Ms. Lively read the Consent Agenda as written.**

**Commissioner Williamson made a motion to approve the Consent Agenda as read. Commissioner Guerrero seconded the motion. All in favor. Motion carried.**

#### **4     Public Hearing**

**4A**     [ORD-0329](#)

Conduct a public hearing and consider an application to rezone approximately 25.764 acres from Agriculture/ Conservation (A) and Corridor Urban (CL4) to Campus Industrial (CI) zoning district; being two tracts of land situated in the Peter Conrad Survey No. 71, Abstract No. 200, and in the William Barker Survey No. 74, Abstract No. 107 in Pflugerville, Travis and Williamson Counties, TX., generally located along Meister Ln., north of New Meister Ln. and south of Louis Henna Blvd.; to be known as the Capital Commercial Louis Henna Rezoning. (REZ1608-02)

Erin Sellers, Planner II, presented this item.

Ms. Sellers gave the history on this site. It is generally located along Meister Lane, north of New Meister Lane and south of Louis Henna Boulevard. The northern property of the subject property is located within Williamson County. A portion of the property, up until recently, was located within the City of Round Rock. The property owner submitted a petition for annexation and a rezoning to Campus Industrial (CI) zoning for the subject property. City Council has already approved the petition for annexation.

The Campus Industrial (CI) zoning district is intended to include land which is used, or intended to be used, as an employment center, including but not limited to, land uses such as light industrial, research and development centers, multi-story offices, business services and limited retail services. It is intended to provide for places to work with the conveniences of services within a centralized area.

Per the Comprehensive Plan, Preferred Land Use Vision Plan, the subject property is generally located within an area for employment uses within an overarching "Employment Center". The proposed rezoning is generally in conformance with the Comprehensive Land Use Plan; therefore, staff recommended approval.

The applicant, Erin Welch, with Land Strategies, answered questions from the Commission regarding timing of the development.

There were no resident speakers.

Commissioner Karen Arnold made a motion to close the public hearing. Commissioner Gindin seconded the motion. All in favor. Motion carried.

Commissioners asked clarification questions to staff members and the applicant. Staff answered questions.

There were no further discussion.

Commissioner Oscar R. Mitchell made a motion to approve ORD-0329 as read. Commissioner Gindin seconded the motion. All in favor. Motion carried.

**5 Future Agenda Items**

The next Planning and Zoning Commission meeting will be Monday, November 7, 2016 at 7:00 p.m.

**6 Adjourn**

Commissioner Guerrero made a motion to adjourn the meeting at 7:28 p.m. Commissioner Williamson seconded the motion. All in favor. Meeting adjourned.

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Kevin Kluge, Chairman  
Planning and Zoning Commission

Respectfully, submitted on this 7th day of November, 2016.