



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, October 4, 2021

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present: Emily Barron, Planning & Development Services Director; Jeremy Frazzell, Planning & Development Services Assistant Director; Erin Sellers, Principal Planner; Emily Draughon, Planner II; Kristin Gummelt, Planner I; Alicia Lundy-Morse, Planner I; Robyn Miga, Planning Manager; Tracy McMullen, Administrative Technician.

Chair Romig called the meeting to order at 7:00pm.

Commissioner Hickman arrived at 7:44pm

Present 7 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

2 Citizens Communication

The Planning and Zoning Commission welcomes comment on items relevant to the Planning and Zoning not already scheduled on tonight's agenda. In accordance with the Texas Attorney Generals' opinion, any public comment that is made on an item that is not on the published agenda will only be heard by the Commission. No formal action, discussion, deliberation, or comment will be made by the Commission. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

There was none.

3 Presentation

3A [2021-1047](#) Presentation regarding the status of the Aspire Pflugerville 2040 Comprehensive Plan.

Erin Sellers provided a presentation

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.

- 4A [2021-1037](#) Approving a Preliminary Plan for SH-130 Commerce Center Phase III-B, an approximate 41.648 acre tract of land out of the William Caldwell Survey, Abstract No. 162 in Travis County, TX. (PP2108-01)

Attachments: [SH-130 Commerce Center Phase III-B Preliminary Plan Staff Report](#)
[SH-130 Commerce Center Phase III-B Preliminary Plan](#)

Chair Romig read the Consent Agenda

Commissioner Hickman was not present for the vote.

Vice Chair Mitchell motioned to approve the Consent Agenda as read. Commissioner Seligman seconded motion. All in favor. Motion passes.

5 Public Hearing

The Commission welcomes comment on the following items. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

- 5A [ORD-0611](#) To receive public comment and consider an application to rezone an approximate 5.011-acre tract of land locally addressed 2118 Rowe Loop from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU); to be known as 2118 Rowe Loop Rezoning (REZ2107-01)

Attachments: [2118 Rowe Loop Locator Map](#)
[2118 Rowe Loop Rezoning Staff Report](#)
[SF-MU Development Regulations](#)
[2118 Rowe Loop Rezoning Ordinance](#)

- 5B [ORD-0612](#) To receive public comment and consider an application to rezone an approximate 5.05 acre-tract of land locally addressed 1741 Rowe Loop, from Agriculture/Development Reserve (A) district to Single-Family Mixed-Use (SF-MU) district; to be known as the 1741 Rowe Lp Rezoning (REZ2101-02)

Attachments: [1741 Rowe Loop Locator Map](#)
[1741 Rowe Loop Rezoning Staff Report](#)
[SF-MU Development Regulations](#)
[1741 Rowe Loop Rezoning Ordinance](#)

5C [ORD-0615](#) To receive public comment and consider an application to rezone an approximate 12.588-acre tract of land situated in the E. Bebee Survey No. 5, Abstract No. 53, Travis County, Texas, generally located south of E. Black Locust Dr. and north of the northern terminus of Warm Springs Dr. from Agriculture/Development Reserve (A) to Single-Family Mixed-Use Residential District (SF-MU); to be known as the Black Locust Townhomes Rezoning 2021 (REZ2108-01).

Attachments: [Black Locust Townhomes Rezoning 2021 Locator Map](#)
 [Black Locust Townhomes Rezoning 2021 Staff Report](#)
 [Black Locust Townhomes 2021 \(REZ2108-01\) ORD Legal Approved](#)

Kristin Gummelt provided a presentation.

No one signed up to speak on this item.

Commissioner Hickman was not present for the vote.

Commissioner Crain motioned to close the public hearing. Commissioner Mitchell seconded. All in favor. Motion passes.

Commissioner Hudson motioned to approve item. Commissioner Crain seconded the motion. All in favor. Motion passes.

Aye: 6 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

Non-voting: 1 - Commissioner Brad Hickman

5D [ORD-0610](#) To receive public comment and consider an application to rezone an approximate 20-acre tract of land located generally southwest of the Wolf Pack Dr and Weiss Ln intersection, from Agriculture (A) to Urban Corridor Level 4 (CL-4); to be known as Tacara at Weiss Ranch Ph 2 Rezoning. (REZ2108-02)

Attachments: [Tacara at Weiss Ranch Ph 2 Locator Map](#)
 [Tacara at Weiss Ranch Ph 2 Rezoning Staff Report](#)
 [Tacara at Weiss Ranch Phase 2 Weiss Family Support Letter](#)
 [Tacara at Weiss Ranch Ph 2 Ordinance](#)

Commissioner Hickman joined the meeting.

Emily Draughon made a presentation.

Applicants Michael Linehan and Aaron Welch are present to answer any questions.

No one signed up to speak on this item.

Concerns of traffic near the school and a lack of tracts of land being included.

Vice Chair Mitchell motioned to close the public hearing. Commissioner Crain seconded. All in favor. Motion passes.

Commissioner Seligman motions to deny application. Commissioner Hudson seconded motion. All in favor. Motion passes.

Aye: 7 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

5E [2021-1051](#)

To receive public comment and consider an application to Replat Lot 3F Renewable Energy Park out of the William Caldwell Survey, Abstract No. 162 in Pflugerville, TX in order to create two lots consisting of 41.648 total acres, to be known as the Replat of Lot 3F Renewable Energy Park. (FP2106-01).

Attachments: [Replat of Lot 3F Renewable Energy Park Staff Report](#)
[Replat of Lot 3F Renewable Energy Park](#)

Jeremy Frazzell provided a presentation.

No one signed up to speak and there were no written comments.

Vice Chair Mitchell motioned to close the public hearing. Commissioner Hudson seconded. All in favor. Motion passes.

Vice Chair Mitchell motioned to approve item. Commissioner Crain seconded the motion. All in favor. Motion passes.

Aye: 7 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

6 **Discuss and Consider**

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

6A [ORD-0589](#)

To discuss and consider an application to rezone an approximate 13.08 acre-tract of land locally address 2004 Rowe Loop and 2016 Rowe Loop, from Agriculture/Development Reserve (A) district to Single-Family Residential (SF-R) district; to be known as the 2004 & 2016 Rowe Lp Rezoning (REZ2105-01)

Attachments: [2004 & 2016 Rowe Loop Rezoning Staff Report](#)
 [2004 & 2016 Rowe Loop Rezoning Locator Map](#)
 [2004 2016 Rowe Lp \(REZ2105-01\) Ordinance](#)
 [2004 & 2016 Rowe Loop Applicant Supplemental Letter](#)
 [2004 & 2016 Rowe Loop Neighbor Letter 1](#)
 [2004 & 2016 Rowe Loop Neighbor Letter 2](#)
 [Steeds Crossing Neighbor Letter](#)

Note: Public hearing was closed at the September 20, 2021 P&Z Commission meeting; written public input was received since the last meeting and a copy of those have been given to the Commission members.

Motion to reopen public testimony on this item made by Commissioner Johnson. Motion seconded by Vice Chair Mitchell. Motion passes 5-2 Commissioner Hickman and Commissioner Crain opposing.

**Emily Draughon gave a presentation.
Ricca Keepers gave presentation for the Applicant.
Commission asked Applicant questions.**

Public Comment:

Galen Shroeder: 1810 Rowe Loop. 35 year resident. Concerned about the density. Would be amenable to Estate size lots as ½ acre lots. Reiterate, Rowe lane was upgraded with no additional lanes or future widening. One lane each way.

Walt Shroeder: 1810 Rowe Loop. concerned about the current road and its condition to handle the additional traffic. Would like sidewalks and lights along the road with reconstruction; would like the character of the neighborhood to remain the same.

Sandra Gustafson: 1838 Rowe Loop. Concerned with the changing of the neighborhood and loosing the character; could support 1/2 acre lots.

Mary Schroeder: 1810 Rowe loop. wants the neighborhood to be stable.

Les Parker: 1924 Rowe Loop. Concerned the character of the neighborhood is going to change; 1/2 acre lots would be better for the neighborhood.

Jennifer Schroeder 1818 Rowe Loop. Concern of increased traffic; no sidewalk and no streetlights

Aaron Streeter: 2029 Rowe Loop Concerned of the instability of the neighborhood

**Commissioner Crain motioned to close public testimony.
Motion seconded by Vice Chair Mitchell. All approved. Motion passes.**

**Commissioner Johnson motioned to deny the applicants current rezoning request.
Commissioner Seligman seconded the motion.**

All those in favor of denying the application: Commissioner Johnson, Commissioner Hickman, Commissioner Seligman and Vice Chair Mitchell
All those in favor of accepting the application: Commissioner Crain and Chair Romig

Aye: 5 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

Nay: 2 - Commissioner Andrew Crain and Commissioner Robert Romig

7 Adjourn
Robert Romig, Chair, Planning and Zoning Commission

Chair Romig adjourned the meeting at 9:34 pm.

Robert Romig, Chair
Planning and Zoning Commission
Respectfully, submitted on this 4th day of October, 2021