



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, July 19, 2021

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

**Staff Present: Emily Barron, Planning and Development Services Director; Jeremy Frazzell, Assistant Planning and Development Services Director; Shane Mize, Parks and Recreation Director; Emily Draughon, Planner II; Kristin Gummelt, Planner I, Wade Maness, Gwen Holford.**

**Chair Romig called the meeting to order at 7pm.**

**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

There were none.

#### 3 Presentation

3A [2021-0745](#) Presentation regarding Parks and development.

**Shane Mize, Parks and Recreation Director, gave a presentation about the role of parks with in the development process.**

#### Consent Agenda

4A [2020-8421](#) Approving a Final Plat for Lakeside Meadows Ph. 1; an 83.410-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2005-02)

**Approved**

4B [2021-0717](#) Approving a Final Plat for Lakeside Meadows Industrial Ph. 3; a 52.443-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2102-05)

**Approved**

4C [2021-0716](#) Approving a Revised Preliminary Plan for the Pflugerville Community

Development Corporation SH 130 Commerce Center - Phase III, formerly known as Renewable Energy Park; consisting of 41.648-acres of land out of the William Caldwell Survey, Abstract No. 162, in Pflugerville, Texas. (PP2103-01)

**Approved**

- 4D [2020-8100](#) Approving a Preliminary Plan Revision for Villages of Hidden Lake; affecting approximately 17.52-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in Pflugerville, Travis County Texas. (PP1911-01)

**Withdrawn**

- 4E [2021-0739](#) Approving a Final Plat for Heatherwilde 45 North Lot; a 7.171-acre tract of land out of the Thomas G. Stewart Survey No. 6, Abstract No. 689, in Pflugerville, Texas. (FP2103-03)

**Approved**

- 4F [2021-0719](#) Approving a Preliminary Plan for PfISD Elementary School #23; a 25.32-acre tract of land out of the George M. Martin Survey No. 9, in Pflugerville, Texas. (PP2012-02)

**Approved**

- 4G [2021-0720](#) Approving a Final Plat for PfISD Elementary School #23; a 25.32-acre tract of land out of the George M. Martin Survey No. 9, in Pflugerville, Texas. (FP2103-03)

**Emily Barron read the consent agenda.**

**Commissioner Mitchell motioned to approve the consent agenda.**

**Commissioner Crain seconded the motion. All in favor. Motion carried.**

**Discuss and Consider**

- 4H [ORD-0595](#) Postpone an application to rezone approximately 96.341-acre tract of land located north of Cameron Road and west of the 1849 Park, from Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district; to be known as the Cameron 96 PUD Rezoning (REZ2101-01) to August 2, 2021.

**Chair Romig pulled item 4H off the consent agenda to ask why it was it was postponed. Ms. Barron explained why the item was being postponed to the August 2, 2021 Planning and Zoning Commission Meeting. Ms. BARRon requested formal public notice for postponement to the August 2, 2021 meeting. Chair Romig motioned to approve the item. Commissioner Mitchell seconded the motion. All in favor. Motion carried.**

**5 Public Hearing**

**5A**     [ORD-0592](#)

To receive public comment and consider an application to rezone approximately 43 acres of land located generally northeast of the New Meister Ln and Meister Ln intersection, portions of Meister Ln, and land generally west of Meister Ln, from Urban Level 4 (CL4) district to Campus Industrial (CI) district; all to be known as the Longhorn Rezoning (REZ2106-02).

**Jeremy Frazzell, Assistant Planning Director presented this item.**

**Mr. Frazzell gave an overview of the location of the subject parcel and gave a brief description of the proposed project. The applicant is seeking a rezoning of the subject parcel from Corridor Level- 4 (CL-4) to Campus Industrial (CI) to be consistent to the adjacent parcel also owned by the applicant. The request is generally aligned with land uses identified in the 2030 Comprehensive Plan. Mr. Frazzell highlighted the land uses that would be allowed in the CI zoning district that are not currently permitted in the CL-4 zoning district. The CI zoning district allows for an opportunity to create an employment center within the area. Staff recommends approval of the rezoning request. The Commissioners discussed the request and asked questions to the applicant.**

**Commissioner Hudson motioned to close the public hearing. Commissioner Mitchell seconded the motion. All in favor. Motion carried.**

**Commissioner Johnson motioned to approve item 5A. Commissioner Hudson seconded the motion. All in favor. Motion Carried.**

**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

**5B**     [ORD-0589](#)

To receive public comment 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)

**Emily Draughon, Planner II presented this item.**

**Ms. Draughon gave an overview of the request. She discussed the location and history of the two parcels. The Comprehensive Plan shows this area to be low-medium density residential. This request is in line with Comprehensive Plan Goal 1, to provide a mixture of housing types. The requested zoning district of Single-Family Residential (SF-R) provides for a variety of lot sizes. Ms. Draughon outlined the permitted uses for the requested zoning district. Staff recommends approval of this request as it compatible with the surrounding uses.**

**Chair Romig asked what the developer's intentions were the property and how it would tie in to the surrounding roads and subdivision. Ricca Keeper, the representative for he owner answered Chair Romig's questions.**

**Ms. Draughon read a statement that was sent in from the surrounding residents, the surround residents do not feel that this zoning district is a good**

fit for the area. it would create too much density and have requested the Single- Family Estate(SF-E) zoning district. Ms. Draughon gave an overview the SF-E zoning district.

Commissioner Mitchell motioned to close the public hearing. Commissioner Hudson seconded the motion. All in favor. Motion carried.

Commissioner Romig asked for clarification on the motions that can be proposed. Ms. Barron gave clarity on the type of motions that can be made.

Commissioner Seligman asked about the regulations for the Single Family-Suburban (SF-S). Ms. Barron gave the regulations for the SF-E and SF-S zoning districts.

Commissioner Crain motioned to approve the request as presented. No second. Motion failed.

Commissioner Johnson has motioned to recommend denial of the request as presented. No second. Motion failed.

Commissioner Seligman motioned to approved Single Family-Suburban zoning. No second. Motion failed.

Commissioner Mitchell motioned to reopen the public hearing. Commissioner Seligman seconded the motion. Vote 4-3. Motion carried.

Aye- Commissioner Mitchell, Commissioner Johnson, Commissioner Hudson, Commissioner Seligman.

Nay- Chair Romig, Commissioner Hickman, Commissioner Crain

Public hearing reopened. Commissioner Mitchell asked the applicant which of the three proposed zoning districts would make this project undesirable. The owner answered the question and gave further information for the desired zoning district.

Beverly Darilek gave a statement about the rezoning and expressed a desire to see the property rezoned SF-E.

Commissioner Mitchell motioned to close the public hearing. Commissioner Hudson seconded the motion. All in favor. Motion carried.

Commissioner Hickman motioned to table the item until the September 20th, 2021 meeting. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

**5C**     [ORD-0594](#)

To receive public comment and consider an application to rezone approximately 0.29 acres of land locally addressed 201 W Main St, from Office (O) district to Neighborhood Services (NS) district; to be known as the 201 W Main St Rezoning (REZ2105-01)

Emily Draughon, Planner II presented this item.

Ms. Draughon gave an overview of the request and the location of the subject property. The applicant is requesting to rezone the subject property from Office (O) to Neighborhood Service (NS). The rezoning will only change the base zoning district and will not change or remove the Downtown District Overlay.

Staff recommends approval of this rezoning as it is compatible with the Downtown Vision Report and Comprehensive Plan.

Commissioner Mitchell motioned to close the public hearing. Commissioner Seligman seconded the motion. All in favor. Motion carried.

Commissioner Seligman motioned to approve item 5C as presented. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

## 6 Discuss and Consider

- 6A [RES-0880](#) Conduct a second public hearing regarding the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2021.

Item was pulled and placed on the agenda for August 2, 2021.

- 6B [RES-0891](#) Conduct a public hearing regarding the Community Development Block Grant (CDBG) 3rd Amendment to the Annual Action Plan for Program Year 2020.

Kristin Gummelt, Planner I presented this item.

Ms. Gummelt gave a brief overview of the amendment to PY 2020 Annual Action Plan.

Commissioner Mitchell motioned to approve item 6B. Commissioner seconded the motion. All in favor. Motion carried.

- 6C [2021-0579](#) Discuss and consider action regarding timing and plans to resume in-person Planning and Zoning Commission meetings.

Emily Barron, Planning and Development Services Director presented this item.

Ms. Barron discussed moving Planning and Zoning Commission meetings to in person. There is a September deadline to return to in person per the Governor's Office.

Chair Romig motioned to resume in person in meeting in September. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

## 7 Adjourn

Chair Romig adjourned the meeting at 9.56pm

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Robert Romig, Chair  
Planning and Zoning Commission  
Respectfully, submitted on this 19 day of July, 2021.

