



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, January 8, 2018

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

**Staff Present:** Emily Barron AICP, Planning Director; Jeremy Frazzell, Assistant Planning Director; Erin Sellers, Senior Planner; Abbey Rose, Planner II; Ian Beck, Planner I; James Hemenes, Parks and Recreation Director; Amy Giannini, City Engineer; Kristin Gummelt, Administrative Technician

**Present** 6 - Chair Daniel Flores, Commissioner Geoff Guerrero, Commissioner Oscar R. Mitchell, Vice Chair Pat Epstein, Commissioner Ceasar Ruiz and Commissioner Nasim Uddin

**Absent** 1 - Commissioner Tammie Williamson

#### 2 Citizens Communication

There were none.

#### 3 Discuss and Consider

#### 3A [2018-6415](#) Elect a Chair and Vice-Chair to the Planning and Zoning Commission for 2018.

The Commission nominated Vice Chair Flores for the Chair position. Commissioner Guerrero made the motion. Commissioner Uddin seconded the motion. All in favor. Motion carried.

The Commission nominated Commissioner Epstein for the Vice Chair position. Commissioner Ruiz made the motion. Commissioner Uddin seconded the motion. All in favor. Motion carried.

The Commission asked that City Employee, Kristin Gummelt, continue to fill the position as secretary.

#### 4 Consent Agenda

#### 4A [2017-6408](#) Approving a Preliminary Plan for Carmel West Phase 2; a 191.623-acre tract of land out of the Joseph Wehl Survey No. 8, Abstract No. 802 and the William Caldwell Survey No. 66, Abstract No. 162 in Travis County, Texas.

**Approved on the Consent Agenda**

**4B**    [2017-6409](#)        Approving a Final Plat for Carmel West Phase 2, Section 1; a 39.08-acre tract of land out of the Joseph Weihl Survey 8, Abstract No. 802, and the William Caldwell Survey 66, Abstract No. 162 in Travis County, Texas. (FP1707-02)

**Approved on the Consent Agenda**

**4C**    [2017-6410](#)        Approving a Final Plat for Carmel West Phase 2, Section 2; a 28.36-acre tract of land out of the Joseph Weihl Survey 8, Abstract No. 802 in Travis County, Texas.

**Approved on the Consent Agenda**

**4D**    [2018-6445](#)        Approve the Planning and Zoning Commission Minutes for November 6th, 2017 Regular Meeting

**Approved on the Consent Agenda**

**4E**    [2018-6446](#)        Approve the Planning and Zoning Commission Minutes for December 4th, 2017 Regular Meeting

**Approved on the Consent Agenda**

**Kristin Gummelt read the Consent Agenda.  
Chair Flores made a motion to approve the Consent Agenda as read.  
Commissioner Mitchell seconded the motion. All in favor. Motion carried.**

**5      Discuss and Consider**

**6      Public Hearing**

**6A**    [2018-6454](#)        To receive public comment and consider an application to Replat Lot 3 Block A, of the Springbrook II Business Park subdivision, in order to create two lots (FP1710-02).

**Ian Beck, Planner I, presented this Item.  
Mr. Beck gave an overview of the property and talked about the owner’s intent for the property. Both properties will be served with utilities and meet state and local requirements for replat. Staff recommends the approval of this request.  
Commissioner Mitchell asked about access to the site. Ms. Barron stated that there is a joint access easement that will serve both properties.  
Vice Chair Epstein motioned to close the public hearing. Commissioner Guerrero seconded the motion. All in favor. Motion carried.  
Vice Chair Epstein motioned to approve item 6A. Commissioner Mitchell seconded. All in favor. Motion carried.**

**6B**    [2017-6402](#)        To receive public comment and consider an application to resubdivide Lot 2 of the Pflugerville Industrial Park into Lot 2A, a 1.9395-acre tract, and Lot 2B, a 9.9985-acre tract; to be known as Pflugerville Industrial

Park Lot 2 Replat. (FP1710-03)

Abigail Rose, Planner II, presented this item.

Ms. Rose gave an overview of the property location and stated the owner is wanting to subdivide the property to sell the remaining portion. Both properties are served with utilities. There are also existing joint access agreements, so both properties will be served with access. Both properties meet the state and local requirements for subdivision, therefore staff recommends approval of this request.

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

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

**6C**     [ORD-0394](#)

To receive public comment and consider an application to rezone approximately 19.851 acres out of the Elnathan Bebee Survey No. 03 Abstract No. 53 from Agriculture/Conservation (A) to Single Family Mixed Use (SF-MU) district; to be known as Black Locust Townhomes (REZ-1712-02)

Ian Beck, Planner I, presented this item.

Mr. Beck gave an overview of the property location and background of the property. The applicant is requesting to rezone the ~19.851 acres of the property to Single Family Mixed Use (SF-MU), leaving a 1.184 acre tract located at that the north of property zoned Agricultural Conservation (A). The owner is intending to put town homes at the location. The request is consistent with the Comprehensive Plan and is situated on the appropriate level collector road. Staff does recommends approval of the request.

Commissioner Guerrero asked why the property in its entirety wasn't being rezoned. Mr. Beck stated that the cut off for the zoning district is twenty acres for a single use. A Board of Adjustment (BOA) variance would need to be approved in order for the property in its entirety to be rezoned. The owner is proposing detention for the 1.184 acres tract of land that is not being rezoned. Commissioner Ruiz asked about the access to this property. As it stands right now the only access to this parcel is off of Black Locust. The Commission is worried that this would create a traffic problem. Ms. Barron stated that at the time of platting the access would be reviewed. Access from Pflugerville Parkway is not precluded at this point.

Tim Moltz, the applicant, addressed the concern of the Commission on access of the property. He stated that northern tract is being proposed as a detention and a possible pocket park. Zoning of the property doesn't preclude a street and therefore access could be achieved from Pflugerville Parkway.

Chris Toth, 509 E Pflugerville Pkwy, asked about the access road along the western boundary of property. Would that access be cut off with this rezoning? Mr. Moltz stated that access for the tower would be moved internally but the access to the tower would still be there.

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

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

- 6D [ORD-0390](#) To receive public comment and consider an application to rezone Lot 1A, a 3.710-acre tract and Lot 2A, a 4.249-acre tract out of the Wellspoint One, Section 2 Subdivision, located north of the S. Heatherwilde Blvd. and E. Wells Branch Pkwy. intersection, from Light Industrial (LI) to General Business 1 (GB1) district; to be known as Bison Building Retrofit Rezoning. (REZ1712-01)

Abigail Rose, Planner II, presented this item.

Ms. Rose gave an overview of the property location and history of the property. The applicant is requesting to change the zoning from Light Industrial (LI) to General Business (GB1). The applicant is looking to put a private high school on the property. If this request is approved, any updates for the site that are required will be addressed during the site plan phase. Ms. Rose also went over the current uses surrounding the proposed property. This rezoning does support Goal #1 and Goal #2 of the Comprehensive Plan. This request would help to link the neighborhood centers located to the north and south of this site. Staff does recommend approval of this request.

Chair Flores asked about compatibility with existing requirements of LI and GB1 in the way of landscaping and buffer zones. Ms. Rose stated that the site would have to be brought into conformance with the Unified Development Code (UDC). These conformance pieces would be addressed during the site plan stage of the project.

Vice Chair Epstein asked about supporting complexes, such as athletic fields, for the high school. Allen Moritz, applicant, stated that school would just like a permanent home right now and that all activities for the high school would be indoors for now.

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

Commissioner Guerrero motioned to approve item 6D. Commissioner Uddin seconded the motion. All in favor. Motion Carried.

## 7 Presentation

- 7A [2018-6418](#) Update regarding the City's Capital Improvement Program for transportation, utilities and parks.

James Hemenes, Parks and Recreation Director, and Amy Giannini, City Engineer, presented this item.

Ms. Giannini gave the Commission an update on completed Capital Improvement Projects (CIP) for the previous year. She also showed a video of the Heatherwilde Elevated Store Tank being raised. She talked about future projects. Ms. Giannini stated that she would be back in the spring with a more in-depth update on the CIP projects.

Mr. Hemenes gave the Commission an update on the previous year Parks and Recreation projects. He talked about proposed projects for the coming year and discussed projects that had been completed the previous year.

## 8 Future Agenda Items

The next regular scheduled meeting is February 5th, 2018.

**9 Adjourn**

**Daniel Flores, Chair, Planning and Zoning Commission**

Commissioner Ruiz made a motion to adjourn the meeting. Commissioner Mitchell seconded the motion. All in favor. The meeting was adjourned at 8:35 p.m.

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Daniel Flores, Chair  
Planning and Zoning Commission

1. Respectfully, submitted on this 2nd day of April, 2018.