



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, September 20, 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 7:00 pm

Present 6 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig and Commissioner Deborah Johnson

Absent 1 - Commissioner Nicholas Hudson

2. Citizen Communication

There were none.

Chair Romig announced Deutschen Pfest and volunteer opportunities.

3. Consent Agenda

3A. [2021-0971](#) Approve the Planning and Zoning Commission Minutes for June 7, 2021 regular meeting.

3B. [2021-0973](#) Approving a Preliminary Plan for TCESD 2 Weiss Ln Subdivision Preliminary Plan; a 3.00-acre tract of land out of the Wiehl J Arch Survey No. 8, Abstract No. 802; in Pflugerville, Texas. (PP2103-02)

3C. [2021-0974](#) Approving a Preliminary Plan for RNDC-Timmerman Subdivision Preliminary Plan; a 34.867-acre tract of land out of the T.S. Barnes Survey, Abstract No. 67; in Pflugerville, Texas. (PP2105-01)

Tracy McMullen read the Consent Agenda.

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

4. Public Hearing

4A. [2021-0969](#) To receive public comment and consider an application to Replat Stone Hill Town Center Lot 1 out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, TX in order to create two lots on approximately 3.0054 acres, to be known as the Stone Hill Town Center Lot 1 Replat No. 1. (FP2106-04).

Jeremy Frazzell, Assistant Planning Director, provided a presentation

No one signed up to speak.

Vice Chair Mitchell motioned to close the Public Hearing.

Commissioner Crain seconded the motion.

All in favor. Motion passed.

Commissioner Johnson motioned to approve the item. Commissioner Crain seconded. All in favor. Motion passed.

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

4B. [2020-8420](#) To receive public comment and consider an application to Replat Stone Hill Town Center Lot 5, 6, and 7 out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Pflugerville, TX in order to create multiple lots on approximately 13.6860 acres, to be known as the Stone Hill Town Center Lot 5, 6, and 7 Replat No. 1. (FP2005-01).

Jeremy Frazzell, Assistant Planning Director, gave a presentation.

Commissioner Crain motioned to close the Public Hearing.

Vice Chair Mitchell seconded the motion. All in favor. Motion passed.

Commissioner Johnson motioned to approve the item, Commissioner Crain seconded the motion. All in favor. Motion passed.

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

4C. [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, gave a presentation and answered questions from the Commission.

Ricca Keepers, Keepers Land Planning, gave presentation for the Applicant stating the Applicant has plans for 34 lots in the neighborhood. There are signed support letters from 7 of the 20 properties on Rowe Loop. The Applicant sent mailers to the neighborhood. Gave residents ways to contact them.

Commissioner Johnson asked how many residents on the loop did the Applicant communicate with Ms. Keepers advised all of them.

Chair Romig asked what the difference in developing Single Family Residential (SFR) vs Single Family Estates (SFE). SFE limits to 29 lots instead of 34 and gives the Applicant less ROI. Estate lots will not be worth developer time/money. The plan is to have 3000-4000 sq ft houses on the lots. 60 ft width of the lot.

Public Comments:

Walt Schroeder - 1810 Rowe Loop - concerned that developers didn't meet with him prior to Saturday. Wants Estate lots in the area.

Galen Schroeder - 1810 Rowe Loop - has traffic concerns on Rowe Loop and Rowe Lane; concerned about the shortcut from the Commons into the neighborhood; preference to build out Estate Lots in the neighborhood.

Mary Schroeder - 1810 Rowe Loop - concerns about cut through from the Commons; preference to remain large lot and maintain neighborhood character.

Aaron Streeter - concern with construction and topography of land and amount of fill necessary to construct; preference for large lots to remain in area; traffic concerns

Beverly Darlick - 1948 Rowe Loop - transition the area from Rowe neighborhood to the Commons with Estates; would consider single family estates; concern with cut through traffic

No other comments.

Vice Chair Mitchell motioned to close Public Hearing.

Commissioner Crain seconded. All in favor.

Motion passes 5-1 with Commissioner Johnson opposing

Commission had concerns over affordability, traffic, timing of the development, and if it benefits the city at large more than those immediately impacted.

Motion to deny application made by Commissioner Johnson. Commissioner Seligman seconded. (Vote 3-3) Motion failed.

Motion to approve application made by Commissioner Crain; Vice Chair Mitchell seconded (Vote 3-3) Motion failed.

Motion to approve SF-S, allowing for additional character while allowing for a lot size in between SFS and SFE made by Chair Romig; Vice Chair Mitchell seconded (Vote 3-3) Motion failed.

Motion to postpone vote to 10/4 made by Chair Romig; Commissioner Crain seconded (Vote 6-0) Motion passed.

A motion was made by Commissioner Romig, seconded by Vice Chair Mitchell, that this Ordinance be Tabled . The motion PASSED by an unanimous vote.

5. Discuss and Consider

No items

6. Adjourn

Robert Romig, Chair, Planning and Zoning Commission

Chair Romig adjourned the meeting at 8:55pm

Robert Romig, Chair
Planning and Zoning Commission
Respectfully, submitted on this 20th day of September, 2021