



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, February 4, 2019

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present: Emily Barron, Planning Director; Jeremy Frazzell, Assistant Planning Director; Emily Fesette, Planner II; Ian Beck, Planner I; Kristin Gummelt, Planning Technician

Pat Epstein, Chair, called the meeting to order at 7:02 pm

Present 7 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

2 Citizens Communication

There were none.

3 Consent Agenda

3A [2019-7345](#) Approve the Planning and Zoning Commission Minutes for December 3, 2018 Regular Meeting

Approved on the Consent Agenda

3B [2019-7346](#) Approve the Planning and Zoning Commission Minutes for January 7, 2019 Regular Meeting

Approved on the Consent Agenda

Kristin Gummelt read the Consent Agenda. Commissioner Uddin made a motion to approve the Consent Agenda as read. Vice Chair Ruiz seconded the motion. All in favor. Motion carried.

4 Discuss and Consider

4A [2018-7206](#) Discuss and consider recommending the Infrastructure and Land Use Study associated with Pflugerville's Historic Colored Addition Subdivision.

Emily Barron, AICP, Planning Director presented this item. Ms. Barron gave the Commission a brief overview and background of the study. The planning team and the Capital Improvement Program (CIP)

engineers have been working on a study to determine future land uses in the Color Addition Subdivision. The land uses will be used to determine the appropriate size infrastructure the City will construction when they update the water and wastewater infrastructure and reconstruct the roads. The plan brought forth for review has been revised based on previous feedback from the public elicited through an open house , one on one meetings and previous Planning and Zoning Commission meetings.

Commissioner Guerrero joined the meeting at 7:07 pm.

Ms. Barron answered questions from the Commission on the proposed land uses.

Commissioner Jackson asked how access would be achieved for the four lots along the right of way vacation. Ms. Barron gave an overview of the plan to give all lots access from the public street.

Urcha Crespo-Dunbar, 1230 Disraeli Circle, and Lincoln Overton, 901 Edgerly In, both asked about how drainage would be addressed with this plan. Ms. Barron addressed their questions and asked for a recommendation from the Commission.

Commissioner Romig motioned to recommend the land use plan to City Council. Commissioner Uddin seconded the motion. All in favor. Motion carried.

5 Public Hearing

5A [2019-7352](#) To receive public comment and consider an application to Replat Lot 5A, Block A Gattis Crossing. (FP1812-02)

Jeremy Frazzell, Assistant Planning Director, gave an overview of the request for the property. The applicant is wanting to re-divide an already platted lot for future development.

Commissioner Romig motioned to approved item 5A. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

The motion carried by the following vote.

5B [ORD-0443](#) To receive public comment and consider an application for the rezoning of two tracts located generally south of the Willow St terminus and east of the E. Pfluger St terminus for a total of 7.20 acres. The proposed request is to rezone the south 6.06 acres from Retail (R) and General Business 1 (GB1) to Single Family Mixed Use (SF-MU) District, and the east 1.14 acres from Single Family Suburban (SF-S) to Single Family Mixed Use (SF-MU) District; all to be known as Townhomes of Old Town East Rezoning. (REZ1812-03).

Jeremy Frazzell, Assistant Planning Director presented this item.

Mr. Frazzell gave a history of the request. This item was brought forth in July 2018 and the Commission recommended denial of the rezoning. The applicant withdrew their request and took into consideration the comments from the Commission. The applicant has since moved forward with gaining access to Dessau Road so that the development would have access from a major collector. Mr. Frazzell gave an overview of the proposed zoning and the current zoning. The applicant is asking for a reduction in intensity of the land use. He spoke about the Single Family Mixed-Use (SF-MU) district and what would be allowed with in the district.

Commissioner Mitchell asked about what kind of assurance could be given that

the newly acquired land would be used for access from Dessau. Mr. Frazzell stated that there is already a median cut located at this point on Dessau and would make access from both north and south bound lanes achievable.

Mike Marsh, speaking on behalf of the applicant, addressed the Commission. He read the petition that was given to the Commission by the neighborhood at the last public hearing. He spoke about how the applicant has tried to take the neighborhood concerns into account when amending their plan. He showed a proposed site and talked about what would be gained from the rezoning.

Danny Selman, 200 Willow St, addressed the Commission. He spoke in opposition of the project in July 2018 but has since changed his stance on the project. He then read a letter that he handed over to Commission formally withdrawing his opposition to the project.

Diana Vail, 611 Paul St, stated that she still was not happy with the proposed zoning. She is against the access from Willow St and is concerned with the added traffic the development would bring to her neighborhood.

Diane Anderson, 605 Paul St, spoke to a letter that she handed in to City Staff. She stated she has not supported the rezoning from the beginning and doesn't support encroachment on her neighborhood. She doesn't support the rezoning.

Jeff Reed, 600 E Pfluger, stated that using Willow St for an access point into the development is a problem. He doesn't want to see an extension of Willow St for the development. He feels that the only access point should be from Dessau.

Marilyn Randazzo, 601 E Pfluger, is for the rezoning of the property. She feels that the reduction in intensity from General Business 1 (GB1) is a good thing. The current zoning allows commercial use that would have a worse impact on the neighborhood.

Jerry McCulley, 1104 S Church St Georgetown, Texas, project owner, talked about the current zoning and feels the proposed zoning would bring less traffic than the current zoning for the property. He stated that after the public hearing last July he and his team hired a land planner who told them they could build a three story vertical mixed use building on the property under the current zoning. He didn't feel this was right for the space or the community and feels strongly that changing the zoning to allow for the new project is a much better choice. He stated that the access from Dessau would be the main entrance for the development.

Jeff Reed, 600 E Pfluger, readdressed the Commission. He doesn't like that the project will provide connectivity through the development from Willow to Dessau. He feels this will be a cut through many will use.

Chair Epstein recalled Mike Marsh to address the concerns from the residents. Mr. Marsh agrees that Willow St is an issue. He feels that it would be beneficial to the applicant to not have Willow St extend into the development. He stated that City staff is requiring that Willow St be extended into the development in order help achieve connectivity to Oxford south of the development.

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

Commissioner Mitchell spoke about his concerns with the rezoning.

Vice Chair Ruiz motioned to approve item 5B. Commissioner Romig seconded the motion. 6 Yay, 1 Nay. Motion carried.

The motion carried by the following vote.

Aye: 6 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero and Commissioner Robert Romig

Nay: 1 - Commissioner Willie Jackson

5C [ORD-0441](#)

To receive public comment and consider an application to rezone Travis Central Appraisal District Parcel ID 281471, a parent tract of land located generally east of Greenlawn Blvd, along the north and south sides of W. Pflugerville Pkwy. Tract 1 is located along the north side of W. Pflugerville Pkwy, consists of 28.316 acres, and is proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district. Tract 2 is located along the south side of W. Pflugerville Pkwy, consists of 21.455 acres, and proposed to be rezoned from Agriculture/Development Reserve (A) to Multi-Family 20 (MF-20) district; all to be known as Cielo Rezoning. (REZ1811-01)

The Commission took a recess at 8:50pm and resumed at 8:58 pm.

Commissioner Guerrero recused himself for item 5C. Jeremy Frazzell, Assistant Planning Director, presented this item. Mr. Frazzell talked about the current zoning of the property and surrounding properties. He gave an overview of the proposed zoning for the properties. The applicant is proposing SF-MU for the property north of Pflugerville Parkway and Multi-family 20 (MF-20) for the property south of Pflugerville Parkway. He stated the proposed zoning is consistent with the Comprehensive Plan and that staff supports the rezoning. Commissioner Romig asked about the surrounding properties and their zoning. He also asked what schools this development would be attending. Mr. Frazzell stated the development falls within Round Rock Independent School District (RRISD).

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

Commissioner Romig gave his comments on the density of the project considering the surrounding the properties.

Commissioner Ruiz motioned to approved item 5C. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

The motion carried by the following vote.

Aye: 6 - Commissioner Oscar R. Mitchell, Vice Chair Cesar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Robert Romig and Commissioner Willie Jackson

Non-voting: 1 - Commissioner Geoff Guerrero

5D [ORD-0451](#)

To receive public comment and consider an application to rezone Lot 2A, Windermere Center II, an approximate 0.6485 acre lot out of the J. Van Winkle Survey No. 14, locally addressed as 15913 Windermere Drive, from Agriculture/Development Reserve (A) to General Business 1 (GB1) district; to be known as 15913 Windermere Dr. Rezoning. (REZ1812-01)

Commissioner Guerrero rejoined the Dias.

Ian Beck, Planner I presented this item. Mr. Beck gave an overview and history of the property. The applicant is wanting to rezone the property to bring the use in to conformance. When the property was annexed the daycare use was already established and therefore allowed to continue. The applicant is required to bring the zoning into conformance in order to make site improvements. The zoning is supported by the Comprehensive Plan and staff recommends approval.

Commissioner Romig motioned to close the public hearing. Commissioner

Mitchell seconded the motion. All in favor. Motion carried.
Commissioner Romig motioned to approved item 5D. Commissioner Uddin seconded the motion. All in favor. Motion carried.
The motion carried by the following vote.

Aye: 7 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

5E [ORD-0447](#) To receive public comment and consider an application to rezone an approximate 40-acre tract of land located north of E. Pflugerville Parkway, west of Pfluger Farm Lane, and south of Town Center Drive from Urban Level 4 (CL4) district to Planned Unit Development (PUD), to be known as the Pflugerville Farms PUD. (REZ1810-01)

Pulled by applicant

5F [ORD-0442](#) To receive public comment and consider an application to rezone Lots 1 & 2, Pflugerville East Business Park, consisting of approximately 2.17 acres with Travis Central Appraisal District Parcel IDs 276363 and 376364, from Agriculture/Development Reserve (A) to General Business 1 (GB1) district; to be known as 508 Old Austin Hutto Rd. Rezoning. (REZ1811-02)

Jeremy Frazzell, Assistant Planning Director presented this item.
Mr. Frazzell gave an overview and history of the property. The property currently has an office building that houses the Attorney General office. The use is permitted since the Agriculture/ Development Reserve allows for government facilities. The applicant is wanting to rezone the property so that other tenants could be brought in. This rezoning will bring conformance to the property.

Kathleen Walter, 504 Honeysuckle, wanted to know why the applicant wanted to rezone both lots and not just the improved lot. Mr. Frazzell stated that the applicant has indicated a desire to add to the current improvements of the land and the rezoning is the first step in that process.

Commissioner Mitchell motioned to approve item 5F. Commissioner Uddin seconded the motion. All in favor. Motion carried.
The motion carried by the following vote.

Aye: 7 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

5G [ORD-0448](#) To receive public comment and consider an application to rezone a tract of land located generally northeast of the Immanuel Rd and Wells Branch Pkwy intersection in order to establish opportunities for future development on an approximate 192 acre tract of land. Approximately 21.3 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to General Business 1 (GB1) district, approximately 19.0 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district, and approximately 151.4 acres are proposed to be rezoned from

Agriculture/Development Reserve (A) to Single Family Residential (SF-R) district; all to be known as the Lisso Tract Rezoning. (REZ1812-02)

Jeremy Frazzell, Assistant Planning Director, presented this item.

Mr. Frazzell gave an overview the request and a history of the property. The property was recently annexed into the city was given an interim zoning of "A" Agricultural/ Developmental Reserve zoning. The applicant is requesting to rezone the property to a mix of Single Family- Residential (SF-R), Single Family- Mixed Use (SF-MU) and General Business 1 (GB1). He gave an overview of each proposed zoning district and their location on the property. The Comprehensive Plan calls for low to medium residential with a Neighborhood Center located at the intersection. Staff recommends approval of this rezoning request.

Commissioner Mitchell asked what the rezoning would do to the existing uses on the property. Mr. Frazzell stated that the current uses would become legally non-conforming uses and be allowed to continue.

Commissioner Romig asked about the preservation of trees on the lot. Mr. Frazzell stated that the City has tree protection measures in place to protect the trees on the property during the development process. These protection measures can include fees for the removal of protected species based on their size. He also spoke how about potential road connection through the development that would create opportunities for parks and open space and drainage area that would help to preserve the trees located in these areas. James Mojica, 1106 Purple Martin Dr., spoke about the issues he has had with the property in the past. The current use creates dust and debris that has caused issue with him keeping his property clean. He is concerned that traffic is already bad and this would add to it. He indicated that he would like a traffic signal at Immanuel and Wells Branch. He asked for clarification on the difference between the SF-R and SF-MU.

Ms. Barron addressed the Commission and let them know that the City is working with the County to add a traffic signal at Immanuel and Wells Branch Rd.

Jollie Williams, 807 Pigeon Forge Rd, doesn't want to lose the greenbelt area behind his house. He is worried that the loss of the greenbelt will push the wildlife into his neighborhood. He also asked about whether there would be a buffer between the new neighborhood and the old neighborhood.

Mr. Frazzell discussed the parkland standard that the applicant would be required to follow again.

Brad Bird, Kimley-Horn, representative for the applicant, stated that the applicant wants to preserve the greenbelt as much as possible and use the area for detention for the property. He stated that the wooded area doesn't lend itself to be easily developed. Most of the wooded area is located in flood plain and they do not intend on touching the flood plain.

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

Commissioner Mitchell asked about the proposal of Pfennig Lane through the development. Mr. Frazzell stated that per the transportation plan Pfennig Lane would be extended past FM 685 and then make a curve south across Pecan St and towards Wells Branch through the proposed development.

Chair Epstein asked about the traffic impact of this subdivision on Immanuel Rd. Mr. Frazzell stated that the developer would have to study the impact from this development and provide Traffic Impact Analysis (TIA) fee.

Commissioner Romig motioned to approve item 5G. Commissioner Uddin

**seconded the motion. All in favor. Motion carried.
The motion carried by the following vote.**

Aye: 7 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

5H [ORD-0449](#)

To receive public comment and consider a Specific Use Permit application for a proposed Body Art Studio on Lot 2, Settlers Ridge Commercial Subdivision, locally addressed as 1101 W. Pecan St., to be known as the Forged in Ink Tattoo Specific Use Permit (SUP1812-01).

Jeremy Frazzell, Assistant Planning Director, presented this item. Mr. Frazzell talked about the request brought forward for a Specific Use Permit (SUP) to permit a body art studio. He talked about why this request has to be brought forth in front of the Commission. He outlined the criteria for the appropriateness of the request. The applicant wants to do body art at this location with the option of adding body piercing in the future. Staff recommends approval of the request with conditions. Mr. Frazzell outlined the conditions the City recommends. The applicant addressed the questions of the Commission.

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

Commissioner Mitchell motioned to approve item 5F with staff recommendations. Vice Chair Ruiz seconded the motion. All in favor. Motion carried.

The motion carried by the following vote.

Aye: 7 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

6 **Adjourn**

Vice Chair Ruiz made a motion to adjourn the meeting. Commissioner Uddin seconded the motion. All in favor. The meeting was adjourned at 10:01pm.

**Pat Epstein, Chair
Planning and Zoning Commission
1. Respectfully, submitted on this 1st day of April, 2019.**