



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, November 6, 2017

7:00 PM

100 E. Main St., Suite 500

Regular Session

1 Call to Order

Staff Present: Emily Barron AICP, Planning Director; Jeremy Frazzel, Assistant Planning Director; Erin Sellers, Senior Planner; Abigail Rose, Planner II; Ian Beck, Planner I; Kristin Gummelt, Administrative Technician

Present 6 - Chair Tammie Williamson, Vice Chair Daniel Flores, Commissioner Geoff Guerrero, Commissioner Oscar R. Mitchell, Commissioner Pat Epstein and Commissioner Karen Duncan

Absent 1 - Commissioner Karen Arnold

2 Presentation

2A [2017-6297](#) Rememberance of Blake Overmyer, City Building Official

3 Citizens Communication

There were none.

4 Consent Agenda

4A [2017-6233](#) Consider and Approve the 2018 Planning and Zoning Commission meeting schedule.

Approved on the Consent Agenda

4B [2017-6278](#) Approve the Planning and Zoning Commission Minutes for September 18, 2017 Worksession

Approved on the Consent Agenda

4C [2017-6279](#) Approve the Planning and Zoning Commission Minutes for September 18, 2017 Regular Meeting

Approved on the Consent Agenda

4D [2017-6281](#) Approve the Planning and Zoning Commission Minutes for October 2, 2017 Worksession

Approved on the Consent Agenda

- 4E [2017-6280](#) Approve the Planning and Zoning Commission Minutes for October 2, 2017 Regular Meeting

Approved on the Consent Agenda

- 4F [2017-6277](#) Approving a Preliminary Plan for The Pecan District, consisting of approximately 45.76-acres of land out of the John Van Winkle Stuart Survey, Abstract No. 786 and the Alexander Walters Survey No. 67, Abstract 791 in Travis County, Pflugerville, Texas. (PP1607-02)

Approved on the Consent Agenda

- 4G [2017-6285](#) Approving a Final Plat for The Pecan District, Section 1 consisting of approximately 9.3-acres of land out of the John Van Winkle Stuart Survey, Abstract No. 786 in Travis County, Pflugerville, Texas. (FP1706-01)

Approved on the Consent Agenda

- 4H [2017-6282](#) Approving the Sorento Phase 8 Final Plat; a 26.161-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in the City of Pflugerville, Travis County Texas. (FP1708-01)

No action

Kristin Gummelt read the Consent Agenda.

Commissioner Vice Chair Flores made a motion to approve the Consent Agenda as read. Commissioner Mitchell second the motion. All in favor. Motion carried.

5 Public Hearing

- 5A [ORD-0387](#) Approving an ordinance to rezone approximately 17.593 acres out of the George M. Martin Survey No. 9, Abstract No. 529, locally addressed as 18130 Becker Farm Rd., from Agriculture/Conservation (A) district to Single Family Mixed Use (SF-MU) district; to be known as Becker Farm Subdivision. (REZ1710-01).

Ian Beck, Planner I presented this Item.

Mr. Beck explained the general location of the property and current zoning. The property is currently zoned Agricultural/Conservation "A". The applicant is seeking to zone the property to Single Family- Mixed Use (SF-MU). The property was annexed into the city in 2004 and given the interim zoning of "A". Under the Comprehensive Plan the property's future land use is seen as low to medium density residential. The applicant is proposing a SF-MU development that will consist of three different single family detached housing types. Staff recommends the approval of the request.

Vice- Chair Flores asked about what types of non-residential development could be developed if rezoned. Mr. Beck explained the types of non-residential development that could be seen on the property. He also explained that there are several conditions that need to be met in order for non-residential uses to be approved. It is unlikely that this property will meet all the conditions required in order to develop the non-residential uses.

Commissioner Epstein questioned why the applicant is wanting SF-MU if the non-residential uses are not likely. The applicant, Tim Moltz, explained that his client wants the smaller lots the SF-MU zoning district allows. His client has no interest in developing the non-residential uses. The whole development will be single family detached homes that reside on much smaller lots. He is currently working on plans that will have 80 lots.

Chair Williamson called for a motion to close the public hearing. Commissioner Epstein motioned to close the public hearing. Vice- Chair Flores seconded the motion.

Manuel Arce, 18425 Dry Brook Lp, requested to speak on the request. He wanted to know the builder, the price point for the units, and if there is a lot design for the subdivision. Mr. Moltz answered the questions. Mr. Arce also expressed the concern on the commercial development that could be allowed. Mr. Moltz reiterated that his client has no interest in developing the commercial side. Mr. Arce wants to make sure the units are consistent with product types already constructed in the area.

Doreen Chaput, 4001 Lake Edge Way, expressed concern with rezoning to the SF-MU. If rezoned the commercial development would be allowed. She expressed concern that while the applicant is verbally saying they don't intend to develop the commercial aspect what is to stop them once the property is rezoned. Chair Williamson explained that the applicant would have to have the development approved and all conditions would have to be met. Planning Director, Emily Barron, explained that there are certain conditions that all non-residential development must meet and based on size and location of the property it is highly unlikely that these conditions will be met. Ms. Chaput also expressed concern on the added traffic that will inevitably be added to Becker Farms Rd.

Chris Miller, 3705 Wetland Dr, asked about any plans to create another access point into the subdivision. Mr. Moltz stated that the city ordinance requires that the development make connections to a future boulevard that is being constructed. As it stands now the development will have one access point off Becker Farms Rd. Mr. Miller echoed Ms. Chaput concerns of traffic off Becker Farms Rd.

Chair Williamson called for a vote to close the public hearing. All in favor. Motion carried.

Vice- Chair Flores motioned to approve item 5A. Commissioner Duncan seconded the vote. All in favor. Motion carried.

5B [2017-6283](#)

To receive public comment and consider an application to Replat Lot 1, of the Cross Pflugerville subdivision, in order to create two lots. (FP1708-04)

Ian Beck, Planner I, presented this item.

Mr. Beck explained the general location of the subject property. He explained that the request is to subdivide a parcel of land along FM 685 in order to create two lots. Both lots will have access to utilities and meet the standards for replat of the subdivision. Staff recommends approval of the replat.

Chair Williamson asked for clarification on the resubdivision. Vice-Chair Flores asked about the easement that runs along the south edge of the property. The applicant, Allison Kennaugh from Kimley-Horn, explained the easement is so the buyer of the property will have access to the wastewater line that runs along the back of the property.

Vice-Chair Flores asked about the large drainage easement on the larger piece of property. The applicant explained that there is a detention pond currently located in that easement. Vice-Chair Flores asked about access to the site. Ms. Kennaugh explained that the current entrance to the site is big enough for shared access to both sites. The shared access easement is also located on the plat.

Chair Williamson called for a motion to close the public hearing. Commissioner Mitchell motioned to close the public hearing. Vice-Chair Flores seconded the motion. All in favor. Motion carried. Vice-Chair Flores motioned to approve item 5B. Commissioner Mitchell seconded the vote. All in favor. Motion carried.

6 Discuss and Consider

7 Future Agenda Items

The next schedule regular P&Z meeting will be December 4, 2017 at 7pm.

8 Adjourn

Tammie H. Williamson, Chairman, Planning and Zoning Commission

Commissioner Epstein made a motion to adjourn the meeting. Commissioner Mitchell seconded the motion. All in favor. The meeting was adjourned at 8:24 p.m.

Tammie Williamson, Chair
Planning and Zoning Commission

1. Respectfully, submitted on this 8th day of January, 2018.