

City of Pflugerville



Minutes - Final

Monday, March 4, 2024

7:00 PM

Regular Meeting

1611 Pfennig Lane

Planning and Zoning Commission

1 Call to Order

Chair Jonathan Coffman called the meeting to order at 7:01pm. Commissioners Andrew Crain, Bradley Hickman, Amanda Maedgen, Sally Decelis, and Lee Simons, City Attorney, were in attendance. Commissioners Nicholas Hudson and Allison Thompson were not present. Mr. Hudson joined the meeting during the presentation for item 5A.

City Staff in attendance: Jeremy Frazzell, Director of Planning & Development Services, Nathan Jones, Current Planning Manager, Robyn Miga, Assistant Director of Planning and Development Services, Samantha Fleischman, Planner I, and Tracy McMullen, Administrative Tech.

2 Citizens Communication

Kathy Adams addressed discontent with the letter received from the City Planning Commission [Planning & Development Services] stating she may lose the use of her property as her home. She is aware of the correction made on the city website, but concerned that not everyone looks at it online. She asked for a public apology and a letter to be sent to her and the neighboring homeowners.

3 Consent Agenda

Chair Coffman ask if there were any items on the Consent Agenda that the Commission would like to remove, hearing none he read through each item. Ms. Maedgen moved to approve the consent agenda. Mr. Hickman seconded the motion. All present voted in favor. The motion to approve the consent agenda passed.

- 3A** Approving a Preliminary Plan for Bluffs at Blackhawk; an approximate 4.91 acres of land out of the John C. Duval Survey 14, Abstract No. 194 ; in Travis County, Texas. (2023-12-PP).

The item was approved on the consent agenda.

- 3B** Approve the Planning and Zoning Commission Minutes for January 8, 2024 regular meeting.

The item was approved on the consent agenda.

- 3C** Approve the Planning and Zoning Commission Minutes for February 5, 2024 regular meeting.

The item was approved on the consent agenda.

4 Discuss and Consider

5 Public Hearing

- 5A** To receive public comment and consider a recommendation regarding

zoning text amendments within the Unified Development Code to Subchapters 4.4, Corridor Districts (CL3, CL4, CL5); Subchapter 9, Architectural, Site Design and Layout; Subchapter 11, Landscaping and Screening; and Subchapter 20, Definitions.

Mr. Frazzell, apologized for any fear caused by the letter sent to property owners. He explained that the notification was required to provide to the individual property owners that have this particular zoning and by state law the city is required to also notify property owners that are within 500 ft of those different properties. The statement that was included in that letter is required by state law to be provided on notifications when there are changes being done to the codes to notify that there may be changes that affect your property. Mr. Frazzell said if you received this notification, and you are within those [Single Family] subdivisions, there are no changes to your property. If outside the buffer areas, there are no changes that are proposed, and were given notice so they could be aware.

Mr. Frazzell explained Aspire Pf 2024 Comprehensive Plan, reviewed the timeline of the plan, and went through all the code amendments in detail.

Mr. Frazzell concluded his presentation by reminding everyone that City Council will consider these items on March 26, 2024.

Public comments:

Marian Crowlin had questions and wanted clarifications about CL3 and CL4. She was concerned about the area not being very wide and concerned about taking out low density. She asked for a visual example of what the area might look like. She mentioned that single-family homes are taken out, and wanted clarification on what an activity node is. She also asked about changes that included standards for built form.

James Stewart- not present

Chris Brandford on behalf of Wisenbaker was concerned that the built to line was not feasible to add to the triangular area owned by Wisenbaker. He asked for special consideration for oddly configured lots.

Shane Hazelton stated that CL3 was directly next to his property and would prefer a less dense area next to his property. He was specifically concerned with the strike through of single-family use in the plan.

Michael Trejo received the same letter and was concerned that he was going to lose his land. He didn't want buildings higher than 30 feet around his property and was worried of how roadways, tax increases, and property values would be affected.

Cynthia Montgomery was concerned about the area behind her property. She stated it is a very small parcel of land. Therefore increasing the density, would not benefit Amazon because it would increase traffic and cause issues.

Nick Crissy was concerned that roads are not able to handle the traffic we have now, and therefore if density is increased, getting thought traffic is going to be

impossible. He stated that with more people we need more services. He asked that the following issues be consider: transportation, roads, and shopping. He brought attention to the sewer bills which had already increased to expand the new waste treatment plant. He suggested a more responsible leadership.

Jerry Haskins was concerned about the proposed commercial area right behind his property. He worried about traffic going through his community due to heavy traffic issues on the main roads. He asked that the city build more houses, instead of apartments.

Shannon Petron was concerned about farmland disappearing which she said would cause added water issues. She mentioned that she already had 1 day a week watering restriction imposed. She was also concerned about the traffic issues caused by new developments. She stated that if the city build behind her property issues would worsen.

Mr. Hudson joined the meeting during the presentation.

Chair Coffman requested a motion to close the public hearing. Mr. Hudson moved to close. Ms. Maedgen seconded the motion. All present voted in favor.

Chair Coffman called Mr. Frazzell back to address the comments and questions of citizens regarding CL3 and the neighborhood scale changes. Chair Coffman pointed out positive changes to the plan, such as the improved buffer between the new constructions and that area.

Mr. Frazzell clarified that CL3 still has single-family detach permitted by right, there are no changes to that.

Chair Coffman highlighted the fact that the new rules in this proposal requires that some of the buildings depending on size are required to have retail and restaurant space to improve quality of life around them.

Mr. Frazzell explained the buffer areas for specific height of buildings. He explained what guides traffic improvements. He said developers are required to construct the roads and pay roadway impact fees. Mobility and Transportation Master plan will be updated so the City will be looking at roads and trails. He also explained the Pfetch a Ride program that the city offers. He addressed the oddly shaped lots by stating there might be an opportunity to revisit that particular Planned Unit Development to ensure no negative impact to those types of lots.

Ms. Maedgen asked presenter about water impact fees. Mr. Frazzell explained water impact fees are in place now and were calculated to obtain a higher rate.

Ms. Maedgen moved to approve. Mr. Crain seconded the motion. All present voted in favor. The motion to approve 5A passed.

5B

Conduct a public hearing and consider approving the first reading of an ordinance with a caption reading: An Ordinance of the City of Pflugerville,

Texas Amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 14.794-acre of unplatted land situated in the Alexander Walters Survey No. 67, Abstract No. 791, in Travis County, Texas, from General Business 1 (GB1) to Retail (R); to be known as Wells Branch and Immanuel Rezoning (REZ2024-00038); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Ms. Fleischman went over the area and the surrounding areas to the zoning in question. She explained how this area is zoned in the Aspire Pflugerville 2024 Comprehensive Plan. She reviewed the Neighboring Districts and the Transportation Master Plan. Ms. Fleischman noted that the proposed zoning district is zoned for Retail. She also went over the staff recommendations, with the finding that the proposed request is consistent with the Comprehensive Plan and Future Land Use Map (FLUM), and that Retail provides transition between residential and GB1 and GB2. In conclusion, the staff recommends approval of rezoning from General Business 1 (GB1) to Retail (R).

Michelle Houseman, representing the applicant, showed different slides to provide a visual of the area for the Retail Zoning District.

Ms. Fleischman responded to a question about what type of retail the area would have. She explained it is a general retail designation and does have the ability to be anything commerce.

Ms. Fleischman responded to a question about how the rezoning area would affect Pfennig Lane. When further questioned about the two sections of Pfennig Lanes, Mr. Frazzell explained more about the area affected and the impact to that particular part of the road.

Chair Coffman requested motion to close the public hearing. Mr. Hudson moved to close the public hearing. Mr. Crain seconded the motion. All present voted in favor. The motion to close public comment passed.

Ms. Fleischman and Ms. Miga offered clarification on some additional concerns the Commissioners had.

Mr. Hudson moved to approve the item. Ms. Maedgen seconded the motion. All present voted in favor. The motion to approve 5B passed.

6 Adjourn

Meeting adjourned the meeting at 8:31 pm.

Respectfully submitted,

Jonathan Coffman, Chair

Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____