



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, December 6, 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, Principle Planner; Robyn Miga, Planning Manager; Emily Draughon, Planner II, Kristin Gummelt, Planner I; Alicia Sweeny, Planner I; Tracy McMullen, Administrative Technician

Chair Romig called the meeting to order at 7:01PM

Present 5 - Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

Absent 2 - Commissioner Oscar R. Mitchell and Commissioner Andrew Crain

2 Citizens Communication

The Planning and Zoning Commission welcomes comment on items relevant to the Planning and Zoning not already scheduled on tonight's agenda. In accordance with the Texas Attorney Generals' opinion, any public comment that is made on an item that is not on the published agenda will only be heard by the Commission. No formal action, discussion, deliberation, or comment will be made by the Commission. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

There were none.

3 Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda, it will be moved to the Regular Agenda for further consideration.

3C [2021-1184](#) Approving a Final Plat for Grove at Blackhawk Section 1; a 26.140-acre tract of land out of the James P. Kempe Survey No. 12 Abstract No. 464; Travis County, Texas. (FP2003-02)

Attachments: [Grove at Blackhawk Section 1 Final Plat Staff Report](#)
 [Grove at Blackhawk Sec 1 Final Plat](#)

3D [2021-1243](#) Approving a Preliminary Plan for Longhorn; a 68.756-acre tract of land out of the P. Conrad Survey, Abstract No. 200, J. Van Winkle Survey, Abstract No. 787, and the W. Barker Survey, Abstract No. 107; Travis County, Texas. (PP2109-01)

Attachments: [Location Map](#)
 [Longhorn Preliminary Plan Staff Report](#)
 [Longhorn Preliminary Plan](#)

3E [2021-1265](#) Approving a Final Plat for Lisso Tract Phase 2, a 38.138-acre tract of land out of the Alexander Walters Survey NO. 67, Pflugerville, Texas. (FP2008-01)

Attachments: [Lisso Phase 2 Final Plat Staff Report](#)
 [Lisso Phase 2 Final Plat](#)

Items 3A, 3B and 3F were pulled from the Consent Agenda at the request of Commissioner Johnson.

**Motion to approve items 3C, 3D and 3F made by Commissioner Hudson.
 Motion seconded by Commissioner Seligman.
 All in favor. Motion Passes**

4 Discuss and Consider

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

3A [2021-1165](#) Approving a Preliminary Plan for Tacara at Weiss Ranch Preliminary Plan; a 14.636-acre tract of land out of the E. Kirkland Survey No. 7, Abstract No. 458; in Pflugerville, Texas. (PP2102-01)

Attachments: [Tacara at Weiss Ranch Preliminary Plan Staff Report](#)
 [Tacara at Weiss Ranch Preliminary Plan](#)

Emily Draughon, Planner II, was able to answer Commissioner Johnson's questions regarding 3A. The applicant has met all state and local zoning requirements and this rezoning was previously approved. Commissioner Johnson is still opposed the 3A.

3B [2021-1166](#) Approving a Final Plat for Tacara at Weiss Ranch Final Plat; a 14.635-acre tract of land out of the E. Kirkland Survey No. 7, Abstract No. 458; in Pflugerville, Texas. (FP2104-01)

Attachments: [Tacara at Weiss Ranch Final Plat Staff Report-Final](#)
 [Tacara at Weiss Ranch Final Plat](#)

Emily Draughon, Planner II, was able to answer Commissioner Johnson's questions regarding 3B. The applicant has met all state and local zoning requirements and this rezoning was previously approved. Commissioner Johnson is still opposed the 3B.

Commissioner Hudson moves to approve items 3A and 3B.
Commissioner Hickman seconded the motion.
All in favor. Commissioner Johnson opposed. Motion passes.

3F [2021-1305](#) Approve the Planning and Zoning Commission Minutes for November 1, 2021 regular meeting.

Attachments: [November 1, 2021 Meeting Minutes](#)

Commissioner Johnson did not have the time to read the November minutes and so cannot approve the item.

Commissioner Hudson moves to approve the minutes.
Commissioner Seligman seconded the motion.
Commissioner Johnson and Hickman abstain.
All in favor. Motion passes.

5 Public Hearing

The Commission welcomes comment on the following items. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

5A [2021-1244](#)

To receive public comment and consider an application to Replat Cornerstone at Kelly Lane Phase 2 Lot 1 Block A out of the John Davis Survey No.13, Abstract No. 231 in Pflugerville, TX in order to create four lots consisting of 7.1955 total acres, to be known as the Replat of Cornerstone at Kelly Lane Phase 2 Lot 1 Block A (FP2109-01).

Attachments: [Cornerstone at Kelly Lane Lot 1 Block Replat Staff Report](#)
 [Replat Cornerstone at Kelly Lane Phase 2 Lot 1 Block A Plat](#)

Kristin Gummelt, Planner I, presented.

**Local and State requirements were met for the replat.
 While it is not seen often, the drainage being on a separate lot is not that unusual.
 There is an agreement in place for access to all lots for drainage.**

**Commissioner Johnson motioned to close the Public Hearing.
 Commissioner Seligman seconded.
 All those in favor. Motion carried.**

**Commissioner Seligman motioned to approve the item.
 Commissioner Johnson seconded.
 All those in favor. Motion passes.**

5B [2021-1275](#)

To receive public comment and consider an application to Replat Ballantyne Retail Lot 1 Block A out of the L.C. Cunningham Survey Abstract No. 163 in Pflugerville, TX in order to create four lots consisting of 8.496 total acres, to be known as the Replat Ballantyne Retail Lot 1 Block A. Block A (FP2106-02).

Attachments: [Ballantyne Retail Lot 1 Block A Replat Staff Report](#)
 [Ballantyne Retail Lot 1 Block A Replat](#)

Kristin Gummelt, Planner 1, presented.

Meets all State and Local requirements. Staff recommends approval.

**Commissioner Hickman motioned to close the Public Hearing.
 Commissioner Johnson seconded.
 All those in favor. Motion carried.**

**Commissioner Hudson motioned to approve the item.
 Commissioner Seligman seconded.
 All those in favor. Motion passes.**

5C [ORD-0611](#)

To receive public comment and consider an application to rezone an approximate 5.011-acre tract of land locally addressed 2118 Rowe Loop from Agriculture/Development Reserve (A) to Single-Family Mixed-Use (SF-MU); to be known as 2118 Rowe Loop Rezoning (REZ2107-01)

- Attachments:** [2118 Rowe Loop Locator Map](#)
 [2118 Rowe Loop Rezoning Staff Report](#)
 [SF-MU Development Regulations](#)

Emily Draughon, Planner II, presented.

Commissioner Johnson is concerned about the main road as there have been no improvements and in her opinion is in very poor shape. The owner of this property is the same owner for 1741 Rowe Loop (ORD-0612).

For the purposes of receiving comment, the Commission will hear from Emily Draughon, Planner II first on this and the next item and then hear from the public on both.

Aye: 5 - Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

5D [ORD-0612](#)

To receive public comment and consider an application to rezone an approximate 5.05 acre-tract of land locally addressed 1741 Rowe Loop, from Agriculture/Development Reserve (A) district to Single-Family Mixed-Use (SF-MU) district; to be known as the 1741 Rowe Lp Rezoning (REZ2101-02)

- Attachments:** [1741 Rowe Loop Locator Map](#)
 [1741 Rowe Loop Rezoning Staff Report](#)
 [SF-MU Development Regulations](#)

Emily Draughon, Planner II, presented.

Commissioner Seligman asked for clarification on the lot sizes. The Single Family Residential is 700 Foot lot, the Single Family Suburban is 9000 foot lot and the Single Family Estate is one-half of an acre.

Commissioner Hickman asked that with all the development going on in the area, is this still going to be a low to medium density area?

Galen Shroeder 1810 Rowe Loop spoke:

Rowe residents are strongly opposed to more density in the area. ½ acre or larger lots are acceptable. Like to see larger lots. Rowe Lane was upgraded but not made larger. Request the Commission vote no on the development being proposed tonight.

Walt Schroeder spoke: Concerned about the traffic in the neighborhood.

Beverly Darlick 1948 Rowe Loop spoke: Opposed to this type of development.

Commissioner Hickman asked how long it has been since someone has developed Single Family Estates.

Emily Barron advised the label was created in 2015 and there have been no builders to utilize that classification.

Commissioner Johnson advised that Single Family Multi-Unit is inappropriate for this area at this time.

Commissioner Johnson motioned to close this Public Hearing.

Commissioner Hudson seconded the motion.

All in favor. Motion passes.

Chair Romig motioned to deny Item 5B.

Motion was seconded by Commissioner Seligman.

All in favor. Motion to Deny Rezoning passed.

Chair Romig motioned to deny Item 5C.

Motion was seconded by Commissioner Hickman.

All in favor. Motion to Deny Rezoning passed.

Aye: 5 - Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

5E [ORD-0623](#) To receive public comment and consider an application to rezone an approximately 17.466 acre tract of land situated in the Edward Flint Survey No. 11, Travis County, Texas from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10); to be known as Weiss/Kelly Rezoning (REZ2111-01).

- Attachments:** [Location Map](#)
 [Weiss/Kelly Rezoning Staff Report](#)
 [MF-10 Development Standards](#)
 [Proposed Ordinance](#)

Robyn Miga, Planner Manager, presented.

Commissioner Romig requested a clarification of the intended site use from the Applicant.

Jordan Maddox, Applicant, advised it will be some type of attached product, he cannot speak to specifics at this time as they are not yet to the land development.

Commissioner Romig asked if they had considered Commercial uses. Jordan Maddox advised that it was considered. There was a Market Study done in the area and there is commercial to the North.

No one signed up to speak on this item.

Commissioner Romig said it seems as there is not a lot of Commercial in the area. Robyn Miga advised Commercial is not supported by the Comprehensive Plan today. No multifamily in the area either.

**Commissioner Seligman motioned to close the Public Hearing.
 Commissioner Hudson seconded the motion.
 All in favor. Motion Passes.**

**Commissioner Hudson motioned to approve the item.
 Chair Romig seconded the motion.
 All in favor. The motion passes.**

Aye: 5 - Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

5F [ORD-0624](#) Conduct a public hearing and consider approving an ordinance on first reading with the 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 104.42 acres of unplatted land situated in the William Caldwell league and Labor Survey No. 66, in Travis County, Texas, from Urban (Level 4: CL4) and Urban Center (Level 5:CL5) to Campus Industrial (CI) District; to be known as the E. Pecan and Cameron Road Rezoning (REZ2110-01); Providing for repeal of conflicting ordinances; Providing for severability; and providing an effective date.

- Attachments:** [Location Map](#)
 [Staff Report](#)
 [Campus Industrial Development Regulations](#)
 [Ordinance](#)

Robyn Miga, Planning Manager, presented.

Commissioner Romig asked for clarification on the zoning. Light industrial versus Campus Industrial. There will be no Manufacturing.

**Commissioner Johnson motioned to close the Public Hearing.
 Commissioner Seligman seconded the motion.
 All in favor. Motion Passes.**

**Commissioner Johnson motioned to approve the item.
 Commissioner Hudson seconded the motion.
 All in favor. The motion passes.**

Aye: 5 - Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

5G [ORD-0627](#)

To receive public comment and consider an application to amend the Lakeside Meadows Planned Unit Development (PUD) district approved in Ordinance No. 1427-20-01-28, by adjusting the boundary by adding and rezoning approximately 1.4 acres from Urban (Level 4: CL4) district to Planned Unit Development (PUD) district, removing and rezoning approximately 2.6 acres from Planned Unit Development (PUD) to Urban (Level 4: CL4) district, and amending the development regulations for the approximately 416 acres of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162, the E. Kirkland Survey, Abstract No. 458, and the J.P. Sherwood Survey, all in Travis County, Texas, to continue to be known as the Lakeside Meadows Planned Unit Development (PUD) district (REZ2106-03).

Attachments: [Location Map](#)
[Lakeside Meadows Staff Report](#)
[Lakeside Meadows PUD Amendment red lines](#)
[Proposed Ordinance](#)

This item was pulled and no action was taken.

- 6 Adjourn**
Chair Romig adjourned the meeting at 8:57pm

Robert Romig, Chair
Planning and Zoning Commission
Respectfully, submitted on this 6th day of December 2021

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