



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, June 7, 2021

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff Present: Emily Barron P&DS Director; Patricia Davis, City Engineer; Jeremy Frazzell, Asst. P&DS Director; Sven Griffin, GIS Manager; Emily Draughon, Planner II; Kristin Gummelt, Planner I, Gwen Holford, Application and Web Developer.

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

Absent 1 - Commissioner Robert Romig

2 Citizens Communication

Mike spoke about the construction on Kelly Ln and asked for information on how they and their neighbors could become involved with assisting and providing feedback on the construction along Kelly Ln.

3 Presentation

3A [2021-0580](#) Presentation regarding Geographic Information Systems (GIS) and development.

Sven Griffin presented on how the Geographic Information System (GIS) team helps within the development process. He showed the various ways that his team can get information to the city residents quickly so that residents can access information on projects going around their neighborhoods. He also discussed how his team is able to track development to help plan for the future of the city.

4 Consent Agenda

4A [2021-0535](#) Approving a Final Plat for Vine Creek Phase 6 Subdivision; an approximate a 30.805-acre tract of land situated in the Juan Zambrano Survey No. 38, Abstract No. 844, Pflugerville, TX. and being all of the called 30.805-acre tract of land (Tract 1) conveyed to Ashton Austin Residential, L.L.C, recorded in Document No. 2021089662 of Travis County, Texas (FP2012-03)

Emily Barron read the consent agenda. Commissioner Hudson moved to

approve the consent agenda. Commissioner Seligman seconded the motion. All in favor. Motion carried.

5 Public Hearing

- 5A [2021-0496](#) Conduct a public hearing and approve an application to Replat Block A Lot 1 Falcon Pointe Section 4A consisting of 18.739 acres out of the John Beckham Survey Abstract No. 55, Section No. 16 in Travis County, TX. (FP2103-02).

Ms. Gummelt gave an overview the proposed replat and history of the property. The applicant is wanting to take the one lot and replat it into two lots so that the second lot can be developed. The replat meets minimum state and local requirements.

Commissioner Hickman motioned to close the public hearing. Commissioner Hudson seconded the motion. All in favor. Motion carried.

Commissioner Seligman motioned to approve item 5A. Commissioner Hudson seconded the vote. All in favor. Motion carried.

6 Discuss and Consider

- 6A [2021-0578](#) Discuss and consider recommending approval of the updated Water and Wastewater Master Plans.

Ms. Davis introduced Jessica Vassar with Freese and Nichols. Ms. Vassar worked on the City's Water and Wastewater Master plans that were adopted previously in 2020. She presented the updates to the Water and Wastewater Master Plans that were needed due to increased development pressure. The updates will help the city better choose 5-year water and wastewater projects for the Capital Improvement Program (CIP). She went through the projects on the 5-year CIP list and had discussion with the Commission about these projects.

Commissioner Hudson moved to recommend approval of item 6A to City Council. Commissioner Seligman seconded the motion. All in favor. Motion carried.

- 6B [2021-0456](#) Discuss and consider an application for a Landscape Architectural Waiver to reduce the minimum tree planting requirements for a multi-family development pursuant to Subchapter 11 Table 11.3 C, of the Unified Development Code for the 19365 Wilke Lane multi-family project. (ARB2104-01).

Mr. Frazzell gave an overview of the request and stated that it was a continuation of the discussion from the May 7, 2021 meeting. He presented the update exhibits that were requested at the last meeting. The applicant is seeking a reduction in tree plants from 1 per 300 sq/ft of landscaped area to 1 per 600 sq/ft of landscaped area. Mr. Frazzell stated the applicant has tried alternate routes through the alternative landscaping stated in the Unified Development Code, UDC. Even with pursuing the alternative measures it not possible to plant the required number of required trees in a manner that would allow them to grow into healthy mature trees. He explained that the only way to seek the reduction that is requested is to pursue a variance from the

Planning and Zoning Commission. The Applicant, Colin Aufhammer, addressed questions from the Commission about the requested variance.

At some point during the presentation of this item Commissioner Johnson lost connectivity and was not longer present for the meeting.

Commissioner Crain motioned to approve item 6B. Commissioner Seligman seconded the motion. 3 aye- 2 Nay. Motion carried.

Aye: 3 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Andrew Crain

Nay: 2 - Commissioner Brad Hickman and Commissioner Nicholas Hudson

Non-voting: 1 - Commissioner Deborah Johnson

6C [2021-0579](#)

Discuss and consider action regarding timing and plans to resume in-person Planning and Zoning Commission meetings.

Ms. Barron discussed the timing of resuming in-person Planning and Zoning Commission meetings. She mentioned the City Council would be resuming in-person meetings at their next meeting. Gwen Holford, Webex Administrator, spoke about the steps that the city is taking to facilitate hybrid meetings in the future. They stated that at this time this model is not possible because there is not funding to complete the upgrades. Ms. Barron asked the Commission to share their thoughts on resuming in person meeting starting in August. The Commissioner proposed that the item be placed on the July 19, 2021 for consideration. No action was taken.

7 **Adjourn**

Robert Romig, Chair, Planning and Zoning Commission

Vice- Chair adjourned the meeting at 8: 44pm.

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