



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, January 3, 2022

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

**Staff present: Emily Barron, Planning & Development Services Director; Robyn Miga, Planning Manager; Emily Draughon, Planner II, Kristin Gummelt, Planner I; Tracy McMullen, Administrative Technician**

**Chair Romig called the meeting to order at 7:08 PM**

**Present** 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Deborah Johnson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

**Absent** 1 - Commissioner Nicholas Hudson

#### 2 Discuss and Consider

**2A** [2022-0049](#) Elect a Chair and Vice-Chair to the Planning and Zoning Commission for 2022.

**Emily Barron advised the Commission of their ability to vote in a new Chair and Vice Chair for the new year or to vote to keep the current Chair and Vice Chair.**

**Commissioner Johnson nominated Robert Romig for Commission Chair.**

**Commissioner Hickman seconds the nomination.**

**All in favor. Nomination passed.**

**Aye:** 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Deborah Johnson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

**Commissioner Hickman nominated Oscar Mitchell for Commission Vice Chair.**

**Commissioner Crain seconds the nomination.**

**All in favor. Nomination Passed**

**Aye:** 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Deborah Johnson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

#### 3 Citizens Communication

There were none.

**4 Consent Agenda**

**4A**    [2021-1318](#)            Approving a Final Plat for Grove at Blackhawk Section 2; a 35.236-acre tract of land out of the James P. Kempe Survey No. 12 Abstract No. 464 and the Juan Zambrano Survey No. 38, Abstract No. 845; Travis County, Texas. (FP2103-04)

**Attachments:**    [Staff Report](#)  
                                   [Final Plat](#)

**4B**    [2022-0001](#)            Approving a Final Plat for Pecan Street Subdivision, a 30.00-acre tract of land out of the William Caldwell Survey Abstract No 66, Pflugerville, Texas. (FP2107-04)

**Attachments:**    [Pecan Street Subdivision Staff Report](#)  
                                   [Pecan Street Subdivision Final Plat](#)

**4C**    [2022-0007](#)            Approving a Final Plat for Lakeside Meadows Phase 2; a 29.703-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2101-03)

**Attachments:**    [Lakeside Meadows Ph. 2 Final Plat Staff Report](#)  
                                   [Lakeside Meadows Phase 2 Final Plat](#)

**4D**    [2022-0006](#)            Approving a Final Plat for Lakeside Meadows Phase 3; a 17.831-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2101-03)

**Attachments:**    [Lakeside Meadows Ph. 3 Final Plat Staff Report](#)  
                                   [Lakeside Meadows Phase 3 Final Plat](#)

**4E**    [2020-8865](#)            Approving a Final Plat for Lakeside Meadows Phases 4 and 5; a 29.093-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2011-02)

**Attachments:**    [Staff Report](#)  
                                   [Final Plat](#)

**Commissioner Johnson requested to move 4F from the Consent Agenda to the Discuss and Consider.**

**Commissioner Crain motions to approve the Consent Agenda.  
 Commissioner Maedgen seconded the motion. All those in favor. Motion passes.**

**5 Discuss and Consider**

**4F**    [2022-0018](#)            Approve the Planning and Zoning Commission Minutes for December

6, 2021 regular meeting.

Attachments: [December 6, 2021 Meeting Minutes](#)

Commissioner Johnson advised there was a slight misunderstanding in the November 1 meeting minutes. She wanted to clarify she was not able to attend the November meeting, but she did watch it on the television broadcast. She was drawn away and was not able to watch the entirety of the video. Therefore, her comparison of the minutes to the video was incomplete.

Chair Romig moves to approve the December 6th 2021 meeting minutes with the amendment that item 3F as reflected states that Commissioner Johnson was unable to view the entirety of the November meeting and so could not approve the minutes. Commissioner Johnson seconds the motion.

All in favor. Motion passes.

## 6 Public Hearing

### 6A [ORD-0637](#)

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 PUD Amendment red lines](#)  
[Lakeside Meadows Staff Report](#)  
[Proposed Ordinance](#)

Robyn Miga, Planning Manager, made a presentation to the Commission.

The proposed PUD amendment includes changes such as the dip of Pflugerville Parkway is no longer feasible on the north boundary and has been removed from the PUD; CI is now replacing the corporate campus; small reduction in the MF section and a portion of the MX section is now a part of the RV section.

The proposed amendment supports goals 1, 2 and 8 of the Comprehensive Plan

Vice Chair Mitchell asked how the people would be able to gain access to the lake. Staff responded there will be a bridge or tunnel built to allow pedestrians across safely.

Commissioner Crain asked why the corporate campus had been reduced by 60

acres.

Applicant responded that the applicant's request was in order to respond to employment opportunities in the region and market viability of the project. Mindful of the Urban Environment but also be mindful of the Employment and marketability.

Chair Romig is concerned about the changes to the PUD and the nature of the proposal. Michelle Lynch with Metcalf Stewart and Williams on behalf of the owner stated that some of the areas have been decreased and some of the other spaces have been increased.

Emily Barron advised that in a PUD, elements can be modified and there is more flexibility to make tweaks.

James Kerby, Owner/ Developer, stated they negotiated for months to come up with what the concept was and at the time there were no buyers and now 100% of the campus is spoken for in design.

We wanted to make sure that this was looked at as a whole project

No one signed up to speak on this item

Vice Chair Mitchell motioned to close the Public Hearing. Commissioner Crain seconded. All those in favor. Motion carried.

Commissioner Johnson motioned to approve the item. Commissioner Maedgen seconded. Commissioner Crain opposed.

All those in favor. Motion passes.

**Aye:** 5 - Commissioner Brad Hickman, Commissioner Robert Romig, Commissioner Deborah Johnson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

**Nay:** 1 - Commissioner Andrew Crain

**6B**     [ORD-0631](#)

To receive public comment and consider an application to rezone an approximate 20-acre tract of land located generally southwest of the Wolf Pack Dr and Weiss Ln intersection, from Agriculture (A) to Urban Corridor Level 4 (CL-4); to be known as Weiss Lane Mixed Use Rezoning. (REZ2111-02)

- Attachments:     [Staff Report](#)  
                                  [CL4 Development and Use Standards Chart](#)  
                                  [Weiss Lane Mixed Use Rezoning Ordinance](#)

Emily Draughon, Planner II, presented.

This item was previously recommended for denial by the Commission. It went to Council and was withdrawn prior to City Council final action being conducted. Emily Barron stated that Council voted on first reading and Ordinances require 2 readings by Council and was withdrawn by the applicant prior to the second reading.

The property was annexed in 2004. This proposed rezoning aids in achieving

**Goals**

2 and 3 of the Comprehensive Plan. This is also consistent with the related master plans. The request is compatible with the land uses to the west, south, and north and it is within the SH130 and SH45 Corridor Study Zone.

Vice Chair Mitchell asked what consideration do you incorporate when a change like this is near schools; across what will be a very major thoroughfare Emily Draughon advised staff looks for intersections nearby to play a larger role in the pedestrian connections and also look to ensure the roadways are designed to address vehicular as well as pedestrian traffic.

Paul Linehan, Developer, spoke to the Commission on the project. Mr. Linehan stated that from their perspective, their proposal is a perfect transitional land use along Weiss Lane across from the Weiss High School. Vice Chair Mitchell clarified that there are now 3 schools in that area and not just the one high school. Mr. Linehan clarified that the traffic for the schools don't directly access Weiss Lane, but have frontage on Pleasanton Parkway and Wolf Pack. There is no road plan through the middle section of the school tract. The family (land owners) did not pursue a request to zone as PUD due to land use and market conditions. The current owners just want to address 20 acres not all 64 acres. The owners do not want to develop the Northern part of the property. The concept for the project does not include a driveway accessing the adjacent parcels. There are two driveways proposed, one on the north and one on the south side of the subject tract.

We are proposing 20,000 square feet of retail along the front along with a clubhouse for a multi-family development and park/play areas between the buildings. It is a horizontal mixed-use development that fits in with the CL4 zoning district. Emergency access will be proposed into Lakeside Meadows. Landscaping would be in the front of the development. Mr. Linehan stated they have received no neighborhood opposition and requested the Commission's support of the request.

Commissioner Johnson asked if the road that runs between the schools and land is physically divided and Emily Barron advised that it does have a median. Commissioner Johnson asked if there is only one way you can enter the property from the north and only exit on the south? Mr. Linehan confirmed that was accurate and advised they have 2300 feet from one intersection to the next. The applicant will work with the staff to on the possibility of getting a median break.

No one signed up to speak on this item.

Commissionr Maedgen motioned to close the Public Hearing.

Vice Chair Mitchell seconded.

All those in favor. Motion carried.

Commissionr Maedgen motioned to approve the item.

Commissioner Johnson seconded.

All those in favor. Motion passes.

**Aye:** 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Deborah Johnson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

**6C**     [ORD-0632](#)     To receive public comment and consider an application for a Specific Use Permit for a proposed Medical Office in the Falcon Pointe Planned Unit Development (PUD), as adopted by Ord. 690-02-12-17, and amended by Ord. 999-09-04-28, for an approximately 1.372 acres, known as Tract 1: Commercial Lot 2, Falcon Pointe-Section 19, generally located at the northeast corner of the East Pflugerville Parkway and Colorado Sand Drive intersection to be known as Pflugerville Medical Complex (SUP2111-02).

**Attachments:**     [Staff Report](#)  
                                 [PUD Use Chart](#)  
                                 [Location/Zoning Map](#)  
                                 [Pflugerville Medical Complex SUP Ordinance](#)

Emily Draughon, Planner II, presented the facts of the request, noting that the second floor of the proposed Medical Facility is the impetus for the request as anything above ten-thousand square feet requires a Specific Use Permit which allows the Planning and Zoning Commission to review the request. Staff has vetted this conceptual site layout with the Fire Marshal in a Pre-Application Conference

Emily Draughon discussed the criteria for SUP approval and advised the Commission that they are able to recommend certain conditions upon approval that will be sent to the City Council. Staff stated that the request meets the approval criteria also noting the request is consistent with the land use in the Comprehensive Plan.

Commissioner Crain wanted confirmation that the Falcon Pointe Architectural Review Board is to review the request prior to approval. Emily Draughon confirmed that staff believes that the case based on review of various documents.

A point of order made by Commissioner Crain stating that he is the Treasurer of the Falcon Point HOA and asked if he should recuse himself. Chair Romig advised that out of an abundance of caution, you may recuse yourself. Commissioner Crain recused himself and made no further comments.

Staff continued and state that Primrose School, the adjacent land use to the north, has no concerns at this time and that the school is aware of the shared access point that will exist with the proposed medical facility. All the property owners within 500 feet were notified prior Public Hearing and no opposition had been received pertaining to this request.

Vice Chair Mitchell motioned to close the Public Hearing. Commissioner Maedgen seconded.  
All those in favor. Motion carried.

Commissioner Maedgen motioned to approve the item. Vice Chair Mitchell seconded. Commissioner Crain abstained. All those in favor. Motion passes.

**Aye:** 5 - Commissioner Brad Hickman, Commissioner Robert Romig, Commissioner Deborah Johnson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

**Abstain:** 1 - Commissioner Andrew Crain

**6D**    [ORD-0635](#)

To receive public comment and consider an application to rezone an approximate 19.81-acres of land located at 3503 and 3311 Kelly Lane, near the southwest intersection of Kelly Lane and Hidden Lake Drive, from Agriculture/Development Reserve (A) to Park Facilities and Open Space (PF), to be known as Camp Double Creek Rezoning (REZ2111-03).

**Attachments:**    [REZ2111-03 Camp Doublecreek Rezoning Zoning Map](#)  
[REZ2111-03 Camp Doublecreek Rezoning Notification Map](#)  
[REZ2111-03 Camp Doublecreek Rezoning Staff Report](#)  
[PF Zoning District Chart](#)  
[REZ2111-03 Camp Doublecreek Ordinance draft \(4867-1322-8297.1\)](#)

Robyn Miga, Planning Manager, presented the request and related facts of the case. The site was annexed by the City in 2004 and has a significant amount of floodplain on the property. Robyn Miga stated that the request is consistent with the Comprehensive Plan and is recommended by staff.

Commissioner Crain asked how will it tie into or be separated from Kelly Lane park? The applicant, John Patterson, advised the entire property will be fenced as there will be horses on the property. Dan Neal, the owner, spoke about the history of Camp Doublecreek and what the vision was for the camp who is the proposed user for the property.

Vice Chair Mitchell asked if the camp was a year-round facility. Dan Neal advised they are not; they are a summer facility offering some year-round activities, centered around equine. In the off season they offer after school equine activities.

Charles Mason, spoke regarding the request and lives on Past Flower Pass. Charles Mason stated that he had concerns with future dog park and future parking on the corner section of Past Flower Pass, parking on that corner, safety and the traffic and the speed of the cars, and the noise levels. He asked if there some kind of sound buffering or trees going up, activities that are planned and what else would be built on the property.

Chair Romig advised if this request is approved, there would be no residential uses approved. If this request is approved and the applicant would like to pursue the recreation land use a specific use permit would be required to be approved by City Council as well.

Commissioner Crain motioned to close the Public Hearing. Vice Chair Mitchell seconded.

**All those in favor. Motion carried.**

**Commissioner Crain motioned to approve the item. Vice Chair Mitchell seconded.**

**All those in favor. Motion passes.**

**Aye:** 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Deborah Johnson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

## **Adjourn**

**Robert Romig, Chair, Planning and Zoning Commission**

**Chair Romig adjourned the meeting at 9:39 PM.**

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**Robert Romig, Chair  
Planning and Zoning Commission  
Respectfully, submitted on this 3rd day of February, 2022.**