



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, April 3, 2023

7:00 PM

1611 Pfennig Lane

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#### Regular Meeting

#### 1 Call to Order

**Staff Present:** Jeremy Frazzell, Planning and Development Services Director; Robyn Miga, Planning and Development Services Assistant Director; Nathan Jones, Planning Manger; Kristin Gummelt, Planner I; Samantha Fleischman, Planner I; Michael Patroski, Senior Planner; Tracy McMullen, Administrative Technician

**Chair Mitchell called the meeting to order at 7:17 PM**

**Commissioner Hudson was seated at the dais at 7:25 PM**

**Present** 7 - Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell, Commissioner Amanda Maedgen, Commissioner Andrew Crain, Commissioner Allison Thompson, Commissioner Brad Hickman and Commissioner Jonathan Coffman

#### 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 was 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.

**3A**    [2023-0297](#)        Approving a Final Plat for Camp Doublecreek, an approximately 19.8297-acre tract of land situated in the Edward Flint Survey, Abstract No. 277, Pflugerville, Texas, generally located on the southwest side of Kelly Lane, east of Falcon Pointe residential subdivision (2022-29-FP).

**Approved**

**3B**    [2023-0298](#)        Approving a Final Plat for Pecan District Subdivision Section 2, an approximately 14.846 -acre tract of situated in the Thomas J. Chambers Survey, A-7, Pflugerville, Texas, generally located southeast of the Windermere Dr. and Pecan St. (FM 1825) intersection, along the south side of Pecan St, to be known as Pecan District Subdivision Section 2 Final Plat (FP2012-01).

**Approved**

**3C**    [2023-0264](#)        Approving a Preliminary Plan for the Northpointe East Tract; a 38.13 tract of land, situated in the John Davis Survey, Section 13, Abstract No. 231; in Pflugerville, Texas (2022-1-PP).

**Approved**

**3D**    [2023-0304](#)        Approving the Planning and Zoning Commission Minutes for March 6, 2023 regular meeting.

**Approved**

**Commissioner Maedgen motioned to approve the Consent Agenda.  
Commissioner Thompson seconded the motion.  
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).**

**No items**

**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**    [ORD-0704](#)

To receive public comment and consider an application to rezone an approximately 11.858 acres from the Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district, with a base zoning designation of Urban (Level 4: CL4) to allow for multi-family and townhome uses by right. The property is situated in the Jacob Casner Survey No. 9, Abstract No. 2753, generally located south of Gattis School Road, east of SH 130, north of Steeds Crossing, and west of Derby Day Ave., locally addressed 21101 F.M. 685, to be known as the Fairfield PUD (2022-5-PUD).

**Nathan Jones, Planning Manager, and Applicant Amanda Swor presented information.**

**Chair Mitchell asked if there was anyone present wishing to speak on the item:**

**Resident Kasey Lira, 21104 Secretariat Ridge Ln, addressed the Commission Resident advised there has been no significant changes since 2008, the road infrastructure has not kept pace with the growth. She has copies of accident and incident requests from Pflugerville and Williamson County She also advised the sidewalks are lacking in the area. The last traffic study is out of date.**

**Commissioner Maedgen motioned to close the public hearing.**

**Commissioner Crain seconded the motion.**

**All in favor. Motion passed.**

**Commissioner Maedgen is sympathetic to the traffic situation but have to balance affordability. Thinks this is a really thoughtful design and is glad the voters passed the 2020 bond. Think we are working toward the traffic issues.**

**Commissioner Coffman advised it has been a lot of work to bring in the plan that is more in line with the area and do appreciate the work.**

**Commissioner Coffman moved to approve the PUD request. Commissioner Maedgen seconded the motion. All in favor. Motion carried.**

**5B**     [ORD-0706](#)

To receive public comment and consider an application to rezone 6 lots at the corners of Steeds Crossing and SH 130, consisting of an approximately 8.279-acres generally located both north and south of Steeds Crossing as it intersects with SH 130 and FM 685, from Agriculture/Development Reserve (A) to Suburban (Level 3:CL3) and Urban (Level 4:CL4); to be known as the Steeds Crossing Mixed-Use Rezoning (2023-1-REZ).

Samantha Fleischman, Planner I, gave a presentation.

Stewart Alderman, SKC Architecture, representing the owners of the project, spoke that they do intend to comply with the Aspire plan. They have been working with the homeowners and intend to assist the neighborhood. Willing to help do a traffic study, talk to TxDOT about turn lanes, obtain radar units, place in additional access, connect walkways in the neighborhood, build sidewalks. TxDOT gave their support with a turn lane at Steeds Crossing.

Chair Mitchell asked if there was anyone present wishing to speak on the item:

Cheryl Ribish, 1407 Saint Leger, addressed the Commission:

The through street, Derby Day, has a lot of traffic. If there is anything we can do to improve the area out there for the traffic, we will do that. We have talked to Mayor Gonzales and have been told that speed humps are not allowed in the neighborhood. Anything that we can do, if anyone can give us recommendations, it would be appreciated. All that is going to be done this summer is the dedicated turn lane from Hutto. People on Derby Day cannot even back out of their driveways safely because of the amount of cars going through.

Alice Rose Duerr, 1904 Steed Xing, addressed the Commission:

Speeding in Steeds Crossing is a problem and is not patrolled by PPD because it is in the ETJ

We (residents) went directly to the owner of the property and architecture firm and gave them a detailed list about what we wanted and asked for them to pay for it and install and we are grateful they are willing to help with that. We are wanting to slow the traffic down.

Mario Castro, 20818 Trotters Lane, addressed the Commission:

New board member of Steeds Xing. Traffic is already a big issue and with the more population it is just going to get worse. How can the Commission help with widened the street for exiting into the subdivision? Another concern is an increase in littering at the entrance. Higher crime risk because there are more people. More police presence, who do we talk to?

Darrell Sorrells, 1902 Steeds Xing, addressed the Commission:

Traffic is getting bad, like in Austin. Been an uphill battle for 12 years. I am all for development but we just have to be safe.

Modesto Rosario, 20816 Morgans Choice Ln, addressed the Commission:

Live behind the proposed development on Morgans Choice. Eastbound Gattis School Rd was not meant to have the amount of traffic it has and because of the ditches on either side, there isn't a good way to mitigate the traffic if the development goes in. Concerned about getting Emergency Vehicles into the

neighborhood. There is going to be wear and tear on the roads, increases traffic and littering. Utilities – water restrictions occasional brown outs. The actual infrastructure needs to change to accommodate. More planning needs to happen in my opinion.

Commissioner Crain moved to close Public Hearing. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

Commissioner Crain advised it is worth noting that these are continual issues and a condition of the development of the 2000's.

Commissioner Maedgen moved to approve rezoning as recommended. Commissioner Coffman seconded the motion. All approved: Commissioner Thompson, Commissioner Crain, Vice Chair Hudson, Chair Mitchell. All opposed: Commissioner Hickman. Motion passes

**Aye:** 6 - Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell, Commissioner Amanda Maedgen, Commissioner Andrew Crain, Commissioner Allison Thompson and Commissioner Jonathan Coffman

**Nay:** 1 - Commissioner Brad Hickman

**5C**     [ORD-0703](#)

To receive public comment and consider a rezoning application to amend the development regulations of the Pflugerville Farms Planned Unit Development (PUD), an approximate 40-acre tract of land located north of E. Pflugerville Parkway, west of Pfluger Farm Lane, and south of Town Center Drive, to be known as the Pflugerville Farms PUD amendment (2022-6-PUD).

**Nathan Jones, Planning Manager, gave a presentation.**

**Michelle Hausmann, with Land Use Solutions, gave a presentation.**

**Chair Mitchell asked if there was anyone present wishing to speak on the item. There was none.**

**Chair Mitchell moved to close Public Hearing. Commissioner Crain seconded the motion. All in favor. Motion carries.**

**Commissioner Maedgen moved to approved as presented. Commissioner Thompson seconded the motion. All approve. Motion passed.**

**5D**     [ORD-0705](#)     To receive public comments and consider an application for a Specific Use Permit for the proposed use of Body Art Studio within the General Business 1 (GB1) Zoning District for an approximate .03 acres of land, located within Unit 110 of 2512 West Pecan Street, to be known as the Vice and Virtue Specific Use Permit (2023-2-SUP).

**Zainab Haider, Planner I, gave a presentation.**

**Nathan Herbert, owner of Vice and Virtue Tattoo, gave a presentation.**

**Vice Chair Hudson asked if there would be a sign on the front. The applicant advised it would be the same size sign for all the units. The studio will be very modern in its look.**

**Commissioner Coffman advised he would hate to restrict the owner to 12pm - 7 pm. The applicant advised there would be no walk-ins, so the hours are fine. Commissioner Crain also did not want to have set hours for the application.**

**Chair Mitchell asked if there was anyone present wishing to speak on the item. There was none.**

**Commissioner Maedgen moved to approve the Specific Use Permit but strike the restriction on operating hours. Commissioner Crain seconded the motion. All in favor. Motion passes.**

**6     Discuss Only**

**6A**     [2023-0303](#)     Discuss the 5-year Capital Improvement Plan for Fiscal Year 2024-2029.

**Andrea Brinkley, CIP Director, gave a presentation.**

**7     Adjourn**

**Chair Mitchell adjourned the meeting at 10:19PM**

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**Oscar Mitchell, Chair  
 Planning and Zoning Commission  
 Respectfully, submitted on this 3rd day of April, 2023**