



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, March 2, 2020

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present: Emily Barron, Planning Director; Jeremy Frazzell, Assistant Planning Director; Emily Draughon, Planner II; Ian Beck, Planner I; Kazi Mohaimin, Admin Technician.

Chair Epstein Called the meeting to order at 7:02 pm.

2 Citizens Communication

There were none.

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.

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 Approve the Planning and Zoning Commission Minutes for January 6, 2020 regular meeting.

Attachments: [January Minutes](#)

3B Approve the Planning and Zoning Commission Minutes for February 3, 2020 regular meeting.

Attachments: [February Minutes](#)

- 3C** Conditionally Approving a Preliminary Plan for Star Ranch; a 14.85 acre tract of land located in the N.D. Walling Survey No. 675 and N.D. Walling Survey No. 2722; in Williamson County, Texas. (PP1910-02)
- Attachments:** [Star Ranch Preliminary Plan Staff Report Conditional Approval](#)
[Star Ranch Preliminary Plans](#)
- 3D** Conditionally Approving a Preliminary Plan for Blackhawk Plaza; a 1.202-acre tract of land out of the John Kelsey Survey, Abstract No. 2753, in Travis County, Texas. (PP1912-04)
- Attachments:** [Blackhawk Plaza PP Conditional Approval Staff Report](#)
[Blackhawk Plaza Preliminary Plans](#)
- 3E** Conditionally Approving a Final Plat for Blackhawk Plaza, a 1.202-acre tract of land out of the John Kelsey Survey, Abstract NO. 2753, Travis County, Texas. (FP2001-02)
- Attachments:** [Blackhawk Plaza FP Conditional Approval Staff Report](#)
[Blackhawk Plaza Final Plat](#)
- 3F** Statutorily denying a Preliminary Plan for Lakeside Meadows; an approximate 320-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162 and the E. Kirkland Survey, Abstract No. 458; in Pflugerville, Texas. (PP2002-01)
- Attachments:** [Lakeside Meadows Preliminary Plan Staff Report](#)
- 3G** Statutorily denying a Preliminary Plan for Lakeside Meadows; a 96.60-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (PP1912-05)
- Attachments:** [Lakeside Meadows Industrial Preliminary Plan Staff Report](#)
[Lakeside Meadows Industrial Comments](#)
- 3H** Statutorily denying a Final Plat for Lakeside Meadows Ph. 1; a 22.060-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2002-01)
- Attachments:** [Lakeside Meadows Industrial Ph. 1 final plat Staff Report](#)
[Lakeside Meadows Industrial Ph. 1 Comments](#)
- 3I** Statutorily denying a Preliminary Plan Revision for Villages of Hidden Lake; affecting approximately 17.52-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in

Pflugerville, Travis County Texas. (PP1911-01)

Attachments: [Villages of Hidden Lake Revised Preliminary Plan Staff Report](#)
[Villages of Hidden Lake Revised Preliminary Plan Comments](#)

3J Statutorily denying a Final Plat for Villages of Hidden Lake Commercial; a 17.52-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in Pflugerville, Travis County Texas. (FP1912-02)

Attachments: [Villages of Hidden Lake Commercial Final Plat Staff Report](#)
[Villages of Hidden Lake Commercial Final Plat Comments](#)

3K Statutorily denying a Preliminary Plan for Cielo North; a 28.316-acre tract of land out of the S. Darling Survey No. 102; Pflugerville, Texas. (PP1906-01)

Attachments: [Cielo North Preliminary Plan Statutory Denial Staff Report](#)
[Cielo North Preliminary Plan Comments Letter](#)

3L Statutorily denying a Final Plat for Cielo North, a 13.361-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1906-03)

Attachments: [Cielo North Final Plat Staff Report](#)
[Cielo North Final Plat Comments](#)

3M Approving a Final Plat for Vine Creek Phase 5; a 14.764-acre tract of land out of the Juan Zambrand Survey No. 38, Abstract No. 844; Pflugerville, Texas. (PP1911-01)

Attachments: [Vine Creek Ph 5 Staff Report](#)
[Vine Creek Ph 5 Final Plat](#)

Approved on the Consent Agenda

Kazi Mohaimin read the consent agenda.

Commissioner Mitchell motioned to approve the consent agenda as read. Commissioner Romig seconded the motion. All in support. Motion carried.

Commissioner Seligman advised everyone attending due to the current climate and the threat of the novel coronavirus to not shake hands and particularly try not to cough into their own hands.

4 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.

4A

To receive public comment and consider an application to rezone approximately 150 acres out of the Sefrin Eiselin Survey No. 4, Abstract No. 265, from Agriculture/Development Reserve (A) to Urban (Level 4: CL4) district; to be known as Timmerman 2020 Rezoning. (REZ1911-04)

Attachments: [General Location Map](#)
 [Timmermann 2020 Rezoning Staff Report](#)
 [Ordinance](#)
 [Citizen Petition and Map](#)
 [Citizen Received Email](#)
 [Timmerman 2020 Rezoning Presentation](#)

Jeremy Frazzell gave a presentation on a proposed rezoning of a 150 acres tract of land from Agricultural to Urban Level 4 (CL4) district, known as Timmerman 2020.

Paul Linehan of 'Land Strategies Inc' gave a presentation on the proposed rezoning highlighting a potential mixed use development to eventually be developed which would be dynamic, walkable and have buffers against less urban usages nearby.

Commissioner Hudson asked would the site be sold as a whole or individual parcels. Mr Linehan replied that it could be either but regardless they would meet the requirement of the buffer to the neighboring Bohl's neighborhood.

Jon Oelrich of 111 Sunflower Drive, Vice President of the Bohl's neighborhood Association spoke how the neighborhood had mitigated for the proposed rezoning by passing a resolution. The key components of which were that increased traffic was the biggest concern the residents had and that additional measures need to be taken. The setbacks proposed are insufficient and the neighborhood would require 300ft of setbacks rather than 50 or 60ft. Overall Mr Oelrich said that the neighborhood strongly opposed the proposal until a solid plan of mitigation had been put forward.

Commissioner Mitchell asked Mr Oelrich if he had met with the developer to which Mr Oelrich replied yes they had, it was cordial but the same proposal for rezoning effectively came out of it and both agreed to disagree.

Commissioner Ruiz asked again if they required a 300ft buffer. Mr Oelrich replied yes.

Commissioner Romig asked if the City would purchase the 300ft setback or would the neighborhood. Mr Oelrich the neighborhood would not but ideally the City would, with the land owner and neighboring development, Project Charm contributing.

Commissioner Ruiz asked if there were condos backed up to the Bohl's Subdivision would that be ok? Mr Oelrich replied no they opposed that, ideally there should be a greenbelt.

Chair Epstein asked Mr Frazzell about the setbacks of the Highland Park

apartments. Mr Frazzell replied that was a Special Use Permit (SUP) allowing for the 130 ft buffer.

Chair Epstein asked if the animation depicted by the presentation by Mr Linehan and if it has to conform. Mr Frazzell referred to the code and setback requirements outlining a minimum 30 feet setback.

Commissioner Seligman asked about condominiums in the area. Mr Frazzell replied if this proposal were to come in to the City it would come in front of P&Z.

Christine East of 815 Plumbago Drive stated her biggest concern on property values. Ms. East stated that she was not surprised by the developments occurring in the area but there could be a long list of potential problems from rezoning with a mixed-use development and piece-milling the land. She stated that a 300 feet buffer would be ideal.

Jeff Lopez of 813 Plumbago Drive stated that he was in support of the points Jon Oelrich had made for the neighborhood. He encouraged the commission to vote 'No' on the matter. Mr Lopez also felt that LSI was very offensive with the general conception of the development. He suggested something with a large buffer and noted that the potential traffic issues had not been resolved. He stated that the neighborhood would suffer as it is with Project Charm.

Gail Belle of 702 Honeysuckle Lane stated that project Charm was already affecting the neighborhood. She stated that the idea from the developer for the land was great but too hypothetical.

David Wagenseller of 401 Plumbago Drive brought up the issue of the sidewalks and kids walking through and around them. He stated that there was already a bad situation with traffic and urged to not extend roads from the potential development to the neighborhood.

Michelle Hughes of 701 Plumbago Drive had reservation on the development and expected some input on the actual plan. Ms. Hughes stated that a buffer would be best.

Shannon Patrone 605 Plumbago Drive stated that the current Agriculture is great. Ms. Patrone said that she moved from Albuquerque where a CL-4 type of development brought many problems such as people being able to enjoy their backyards. She stated that the neighborhood deserves input in to the actual development.

Mike Woolridge of 1405 Firebush Drive asked the Commission to consider the fact that the Bohls neighborhood would perhaps be the only residential neighborhood in relation to commercial. He also stated that the flood zone run off from the commercial activities would be dire for the future and urged to retain the character of the vicinity without too much mixed use.

John Patrone of 605 Plumbago Drive outlined the issues of the neighborhood's property values dropping while taxes have been increasing. As a result, many people were selling their houses due to concerns. He stated that problems already exist with Project Charm and that he did not want restaurants and apartments impeding his privacy.

Commissioner Ruiz made a motion to close the Public Hearing. Commissioner Romig seconded the motion.

Commissioner Romig asked Jeremy Frazzell would the development have parkland dedication? Mr Frazzell replied that the parkland dedication would depend on the development plan and any incorporation of residential. The preliminary plan would outline this, would come before the Commission after being processed by the Parks and Recreation department.

Chair Epstein asked is the City governs where the parkland would be specifically? Mr. Frazzell stated that the Unified Development Code (UDC) has requirements but not specific, as long as the minimum requirement is met.

Chair Epstein asked in this case does the Commission make a straight yes or no verdict on the potential rezoning? Mr. Frazzell stated that yes in this case it would be a yes or no. Chair Epstein stated that the P&Z Commission is very limited in deciding what can or cannot happen in that it would approve/not approve plans put forward. Emily Barron said that this was allocated by the conditions of the UDC allocated this.

Chair Epstein asked if the CL3 designation had other setback requirements. Mr. Frazzell replied yes it is slightly reduced.

Commissioner Mitchell asked why would there need to be a connection to Bohls? Mr Frazzell replied that the connectivity of roads was the Transportation Master Plan. Commissioner Mitchell asked if Old Austin Hutto Road could be extended, making a new road and not connecting to the Bohls neighborhood?

Commissioner Seligman commented that this would reduce connectivity. Ms. Barron reminded the Commissioners that in this case it's the rezoning that is in question and options available to the development would need to comply with the plans of the City.

Commissioner Romig stated that a CL3 zoning might be better than a CL4 zoning where the land might be pieced with multiple developers.

Chair Epstein pointed out that this proposal has no plans and is just a preliminary proposal.

Commissioner Romig stated that the Commission cannot always require a developer with any rezoning and a CL3 zoning would probably be best until a developer with specifics come in.

Ms. Barron informed the Commissioners that Council makes a final decision regardless, however it would require a super majority vote by Council for a vote of denial.

Vice-Chair Guerrero stated that CL3 is very different but rezoning may still occur in the future regardless.

Commissioner Seligman asked for a brief list of what is considered CL3? Commissioner Romig listed Civic Center Clinic, Financial Institution, Medical

Office, Places of worship as a few examples.

Commissioner Ruiz stated that CL3 would be going against developer and so CL4 discussion should be best discussed here. Commissioner Romig replied that yes, but CL3 would be good faith argument from P&Z and there is always the risk of someone else buying the land and getting rezoning.

Commissioner Seligman recommended a denial of the CL4 application as presented. Commissioner Ruiz seconded. Commissioner Romig moved to amend motion to approve CL3. There was a vote on a motion to deny. Commissioners Seligman, Romig, Ruiz, Mitchell and Chair Epstein voted for denial. Commissioners Hudson and Vice Chair Guerrero voted for approval. Motion passed for denial 5-2.

Break from 8:38pm to 8:45pm.

5 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).

5A Discuss and consider approving the updated Water Master Plan and Wastewater Master Plan

Attachments: [Draft Pflugerville Water Master Plan Report](#)
[Draft Pflugerville Wastewater Master Plan Report](#)

Jessica Vassar of Freese and Nichols gave a Wastewater and water presentation. Commissioner Romig asked if Project Charm had any impact on the data presented. Ms. Vassar replied no it was based on land use assumptions.

Commissioner Hudson asked about water demand projections and how it is measured? Ms. Vassar replied it was through household's usage gallons per day. Commissioner Ruiz do large-scale changes are monitored. Ms. Vassar replied yes it all gets measured.

Commissioner Romig motioned to recommend the points as proposed. Commissioner Seligman seconded the motion. All in favor. Motion passed.

6 Adjourn
Pat Epstein, Chairman, Planning and Zoning Commission

The Planning and Zoning Commission may retire to executive session any time between the meeting opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code. Action, if any, will be taken in open session.

Pat Epstein, Chairman

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on or before February 28, 2020, at 5:00 p.m. pursuant to Section 551.041, Government Code.

Karen Thompson, City Secretary

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Aileen Dryden, Americans with Disabilities Act (ADA) Coordinator, at aileend@pflugervilletx.gov or 512-990-6400 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

By Other Elected or Appointed Officials:

It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for the City Council or board, commission or committee subject to the Texas Open Meetings Act.

Commissioner made a motion to adjourn. Commissioner Romig seconded the motion. All in favor. Meeting adjourned at 8:58pm.

Pat Epstein, Chair
Planning and Zoning Commission
1. Respectfully, submitted on this 1st day of June 2020.