



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, May 3, 2021

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting (Telephone/Video Conference)

#### 1 Call to Order

Staff present: Emily Barron, Planning and Development Services Director; Jeremy Frazzell, Assistant Planning Director; Jenna Goolsby, Engineering Manager; Erin Sellers, Principal Planner; Emily Draughon, Planner II; Ian Beck, Planner I, Kristin Gummelt, Planner I; Kazi Mohaimin, Admin Technician.

Chair Romig called the Virtual meeting to order at 7:00pm

**Present** 4 - Commissioner Oscar R. Mitchell, Commissioner Brad Hickman, Commissioner Andrew Crain and Commissioner Robert Romig

**Absent** 3 - Commissioner Dan Seligman, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

#### 2 Citizens Communication

There were none.

#### 3 Presentation

3A [2021-0466](#) Presentation regarding infrastructure and development.

Jenna Goolsby presented an overview of the public infrastructure construction plan process. Goolsby included the application, review, and inspection process.

Quorum was lost momentarily during the presentation due to technical difficulties

None of the commissioners had questions

3B [2021-0437](#) Presentation regarding the status of the Aspire Pflugerville 2040 Comprehensive Plan.

Erin Sellers presented the status of the Aspire Pflugerville 2040 Comprehensive Plan. Sellers covered the second (March) open house and survey. The “missing places” exercise responses for the future land use map were presented along with the interpretations of the responses. These responses have been used to draft the future land use map. In the third open house survey respondents will give feedback on the future land use map draft and identify neighborhood district priorities. Additionally, this is a survey to verify the info that staff has gathered in previous open house surveys and provide goals, policies, and action items. The third open house is currently open, and staff is encouraging

engagement.

**4 Consent Agenda**

**4A** [2021-0445](#) Approve the Planning and Zoning Commission Minutes for April 5, 2021 regular meeting.

**4B** [2021-0447](#) Approving a Final Plat for Lakeside Meadows Industrial, Phase 4, a 5.586-acre tract of land out of the W. Caldwell Survey Section No. 66, Abstract No. 162 in Pflugerville, Texas (FP2102-02)

**Kazi Mohaimin read the Consent Agenda. Commission Crain motioned to approve the consent agenda. The motion was seconded by Vice Chair Mitchell. All in favor. Motion carried.**

**5 Public Hearing**

**5A** [ORD-0585](#) To receive public comment and consider an application to rezone an approximate 4.724 acre-tract of land located at the southeast corner of Weiss Ln and Jesse Bohls Rd east of Lake Pflugerville, from Agriculture/Development Reserve (A) district to Retail (R) district; to be known as the Weiss Lane Commercial Rezoning (REZ2104-01).

**Emily Draughon, Planner II presented the application to consider an application to rezone approximately 4.724 acre-tract of land located at the southeast corner of Wiess Lane and Jesse Bohls Road east of Lake Pflugerville, from Agriculture/Development Reserve (A) district to Retail (R) district; to be known as the Weiss Lane Commercial Rezoning (REZ2104-01) Staff recommendation is approval of the rezoning application. Chair Romig asked what other options staff discussed with the applicant and why Retail was the decided upon request. Draughon discussed General Business, but staff felt that Retail district fit the surrounding area and intended use better. Chair asked how the surrounding area will be impacted once the parkway is extended and some of the ETJ properties annex and develop. How will the proposed retail fit in with the area in the future? Draughon discussed how the current and drafted Comprehensive Plan shows this area has neighborhood services and could be a retail district. Chair doesn't believe the area would lend itself to single family homes but is speculating since it is in the ETJ currently. They agree that retail can help bridge the gap between large residential areas and commercial districts. Commissioner Hickman motioned to close the public hearing. The motion was seconded by Commissioner Mitchell. The motion carried all in favor 4-0. Commissioner Mitchell motion recommend approval. Commissioner Crain second the motion which carried 4-0 all in favor.**

**Aye:** 4 - Commissioner Oscar R. Mitchell, Commissioner Brad Hickman, Commissioner Andrew Crain and Commissioner Robert Romig

**6 Discuss and Consider**

**6A**     [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).

**Ian Beck, Planner I presented the 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).**

**Vice Chair Mitchell asked if the intent is to change ultimate tree canopy size because of the change in number of trees.**

**Beck stated that the shade of trees will be greater than the minimum although there are less trees.**

**Chair asked if this section of the code is new. Beck stated that 11.3C has been in the code since adoption in 2015.**

**Hickman asked if the main reason for the waiver is due to the easement of power lines and road development.**

**Beck stated that those are constraints to the overall site and if they were to follow our standards it would lead to tree decay and overgrowth because they can't plant out their total area.**

**Chair asked the applicant what they believe is the reason why they should be granted a waiver for regulations that all other properties must abide by and makes it unique?**

**Aufhammer states that he wants to have healthy trees and give the trees the space they need, and the property does not have the space for the requirements.**

**Chair clarifies the section of the code that allows administrative approval of 20% or less of a reduction of required trees.**

**Beck states that this request is 51% reduction and not a 20%.**

**Chair believes the reduction request is too much.**

**Commissioner Crain believes that the Commission needs a comparison on another project.**

**Beck clarifies the 3 scenarios in the staff report that is on file.**

**Aufhammer stated that himself and staff went through similar projects and none of them have been able to meet this requirement.**

**Commissioner Crain shared his thoughts on the Scenario A.**

**Chair Romig shared he is looking for overall canopy coverage is close/meets the code requirement.**

**Commissioner Crain shares he has a 2-tree requirement in his neighborhood, and they are forced to cut one down.**

**Chair Romig motioned to table the 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) to later consideration. The motion was seconded by Commissioner Hickman. The motion carried 3-0.**

**6B**     [2021-0297](#)     Discuss and consider action to approve the 5-year Capital Improvement Plan for FY 2022-2026 related to parks, trees, transportation, facilities, water, wastewater and reclaimed water.

**Emily Barron shared that in April the Commission heard the presentation for**

the 5-years Capital Improvement Project (CIP) for Wastewater, Transportation, Facilities, and Water. Tonight, there needs to be action on the full 5-year CIP and the other items on the CIP.

Patricia Davis presented the Parks as well as summarized the remainder of the 5-year CIP for 2022-2026. Staff recommends approval of the 5-year CIP for 2022-2026 as presented.

Chair asked about the unfunded projects in the Parks CIP. Will the dog park, pickle ball, tennis, etc be apart of the larger destination park or separate?

Davis explained that since the destination park was funded it will have a variety of uses and maybe some of the unfunded ones can be included in that. Shawn Cooper added that destination play is a separate item that is undefined currently but may go with the Rec Center site since neither site has been identified for either. The dog park will most likely be a separate site.

Commissioner Crain asked if the destination play will be like Round Rocks Play for all.

Cooper says that it will be cutting edge but will be along the same lines.

The Chair clarifies what is funded and unfunded and how we identify and rank those items.

Davis explains that many items are master plans or are needed items identified from previous master plans.

Commissioner Crain motioned to approve the 5-year Capital Improvement Plan for FY 2022-2026 with the provision that ADA projects be moved to the unfunded lists. Commissioner Mitchell seconded the motion. Motion carries all in favor 4-0.

**7 Discuss Only**

**7A** [2021-0296](#) Discuss Kelly Lane Major Investment Study (MIS).

Patricia Davis presented the first half and Joel Rabinovitz DKS Consulting presented second.

Commissioner Crain asked about getting more roundabouts.

Rabinovitz stated more signaling and roundabouts will be recommended.

Chair asked if the impact to cost ratio will be considered in the final study.

Commissioner Crain asked if the plan has any relationship to the public transportation bond that was passed recently in 2020.

Davis stated that the bond passed addresses multiple modes of transportation.

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

The Planning and Zoning Commission May 3rd Regular Meeting was adjourned at 9:33pm by Chair Romig.

Robert Romig, Chair  
 Planning and Zoning Commission  
 Respectfully, submitted on this 2nd day of August, 2021.