



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, August 2, 2021

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff Present: Trey Fletcher, Assistance City Manager; Emily Barron, Planning and Development Services Director; Jeremy Frazzell, Assistant Planning and Development Services Director; Emily Draughon, Planner II; Kristin Gummelt, Planner I, Wade Maness, Gwen Holford.

Chair Romig called the meeting order at 7pm.

Present 7 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

2 Citizens Communication

There were none.

3 Presentation

3A [2020-8913](#) Presentation regarding City's Legislative Agenda and the results of the Legislative Session.

Trey Fletcher, Assistant City Manager, gave a presentation regarding the last session of the Texas Legislature.

4 Consent Agenda

4A [2021-0803](#) Approving a Final Plat for Basis Pflugerville; an 11.647-acre tract of land out of the Alexander Walters Survey, abstract No. 67. (FP2102-04)

4B [2020-8100](#) Approving a Preliminary Plan Revision for Villages of Hidden Lake; affecting an approximate 17.65-acre tract of land out of the Edward Flint Survey, Abstract No. 277, Section No. 11; in Pflugerville, Travis County Texas. (PP1911-01)

4C [2021-0809](#) Approve the Planning and Zoning Commission Minutes for May 3, 2021 regular meeting.

Emily Barron read the consent agenda.

Commissioner Hickman motioned to approved the consent agenda.
 Commissioner Crain seconded the motion. All in favor. Motion carried.

5 Public Hearing

5A [ORD-0596](#) To receive public comment and consider an application to rezone an approximately 17-acre tract of land locally addressed 18516 Heatherwilde Blvd, from General Business 1 (GB1), General Business 2 (GB2), Light Industrial (LI) districts to Single-Family Mixed-Use (SF-MU) district; to be known as the 18516 Heatherwilde Blvd Rezoning. (REZ2106-05)

Emily Draughon, Planner II presented this item.

Ms. Draughon gave an overview of the rezoning request. The applicant is requesting to rezone the property from Light Industrial (LI), General Business 2 (GB2), and General Business 1 (GB1) to Single Family- Mixed Use (SF-MU). Staff recommends approval of the request; it is compatible with the Comprehensive Plan.

Commissioner Mitchell joined the meeting.

Ricca Keeper, the representative for the applicant, spoke to the Commission. The applicants also answered questions from the Commissioners.

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

Commissioner Mitchell motioned to approved item 5A. Commissioner Seligman seconded the motion. All in favor. Motion carried.

Aye: 7 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

5B [ORD-0597](#) To receive public comment and consider an application to rezone an approximate 5.03 acre-tract of land locally addressed 20502 FM 685, from Agriculture/Development Reserve (A) district to General Business 2 (GB2) district; to be known as the 20502 FM 685Rezoning. (REZ2106-04)

Emily Draughon, Planner II presented this item.

Ms. Draughon gave an overview of the property and request. The applicant is requesting to rezone the property from Agricultural/Development Reserve (A) to General Business 2 (GB2).

Commissioner Seligman motioned to close the public hearing. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

Commissioner Johnson motioned to approved item 5B. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

Aye: 7 - Commissioner Oscar R. Mitchell, Commissioner Dan Seligman, Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson and Commissioner Deborah Johnson

5C [ORD-0595](#)

Approving an ordinance on second reading with a caption reading: An Ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of an approximate 96.341-acre tract of land, out of the William Caldwell Survey No. 66, Abstract No. 162, in Pflugerville, TX from Agriculture/Development Reserve (A) District, to Planned Unit Development (PUD) District; to be known as the Cameron 96 PUD Rezoning (REZ2101-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date

Emily Draughon, Planner II presented this item.

Ms. Draughon gave an overview of the request and location of the parcel. The applicant is requesting to rezone the subject parcel from Agricultural/Development Reserve (A) to Planned Unit Development (PUD). She gave a brief description of what a PUD is and how it differs from other zoning districts. The development is going to be a mixed used development, with a mix of commercial uses and residential. Ms. Draughon gave an overview of the proposed uses located in the PUD and how parkland will be dedicated. Staff recommends approval of rezoning.

The applicant answered questions from the Commissioners and elaborated on the design with in the PUD.

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

Commissioner Mitchell motioned to approve item 5C. Commissioner Hudson seconded the motion. 5-2

Aye- Chair Romig, Commissioner Mitchell, Commissioner Crain, Commissioner Hudson, Commissioner Seligman

Nay- Commissioner Hickman, Commissioner Johnson

6 **Discuss and Consider**

6B [2021-0805](#)

Discuss and consider approval of a sign variance to Chapter 154 of the Pflugerville Code of Ordinances to increase the maximum allowable sign size for a commercial development located within the Downtown District Overlay for the Prost Alehouse located at 115 E. Main Street (ARB2107-01).

Emily Barron, Planning and Development Services Director presented this item.

Ms. Barron gave an overview of the request. The applicant is requesting a

variance to the sign code. Staff recommend approval of the variance.

Commissioners asked questions to better understand the request.

Commissioner Romig motioned to approve the variance with the condition that front hanging sign be no larger than 25sq/ft. Commissioner Crain seconded the motion. All in favor. Motion carried.

6A [RES-0880](#)

Discuss and Consider the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2021.

Kristin Gummelt, Planner I presented this item.

Ms. Gummelt presented the Annual Action Plan for Plan Year 2021.

Commissioner Romig motioned to approve item 6A. Commissioner Crain seconded the motion. All in favor. Motion carried.

7 **Adjourn**

Robert Romig, Chair, Planning and Zoning Commission

Chair Romig adjourned the meeting at 10:26 pm.

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