



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, January 6, 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 Fesette Planner II; Ian Beck, Planner I; Kazi Mohaimin, Admin Technician

Chair Epstein called the meeting to order at 7:01 pm

Present 7 - Chair Pat Epstein, Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

2 Citizens Communication

There were none.

3 Discuss and Consider

3A [2020-8098](#) Elect a Chair and Vice-Chair to the Planning and Zoning Commission for 2020.

Emily Barron, Planning Director stated that each year the Commission selects a Chair and Vice Chair. The Commissioners proceeded to appoint Pat Epstein to remain as Chair, and Geoff Guerrero as Vice Chair. Chair Epstein made a motion to adapt the changes. All in favor. Motion carried.

4 Consent Agenda

4A [2019-8033](#) Approve the Planning and Zoning Commission Minutes for October 7, 2019 regular meeting.

4B [2020-8119](#) Approve the Planning and Zoning Commission Minutes for November 4, 2019 regular meeting.

4C [2019-7942](#) Approving a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 27.977-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP1908-03)

4D [2019-7943](#) Approving a Final Plat for Cielo South, a 21.455-acre tract of land out of

- the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas.
(FP1909-01)
- 4F** [2020-8093](#) 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)
- 4E** [2019-8092](#) Approving a Preliminary Plan for Pflugerville East Center; a 97.83-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (PP1912-01)
- 4G** [2020-8094](#) Approving a Final Plat for Pflugerville East Center; a 97.83-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (FP1912-01)
- 4H** [2020-8095](#) Approving a Final Plat for Pflugerville Farms; a 40.360-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, Texas. (FP1912-03)
- 4I** [2020-8116](#) Approving a Preliminary Plan for Lisso Tract; a 169.164-acre tract of land out of the Alexander Walters Survey No. 67, in Pflugerville, Texas. (PP1912-02)
- 4J** [2020-8117](#) Statutorily denying a Preliminary Plan for Blackhawk Plaza; a 1.116-acre tract of land out of the John Kelsey Survey, Abstract No. 2753, in Travis County, Texas. (PP1912-04)
- 4K** [2019-7946](#) Approving 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)
- 4L** [2019-7938](#) Conditionally approving a Preliminary Plan for Hutto 130 Subdivision; a 5.93 acre tract of land located in the N.D Walling Survey No. 233; in Williamson County, Texas. (PP1910-01)
- 4M** [2019-7939](#) Statutorily denying 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)
- 4N** [2019-7921](#) Statutorily denying a Preliminary Plan for Pflugerville Apartment; a 40.360-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, Texas. (PP1910-03)
- 4O** [2020-8100](#) 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)

- 4P [2020-8110](#) 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)

- 4Q [2020-8112](#) Approving a request to Vacate Lot 2 of the Bratcher Subdivision, in Pflugerville, Texas. (FP1912-04)

- 4R [2020-8111](#) Approving a Preliminary Plan for Timmerman Subdivision, a 72.90-acre tract of land out of the Taylor S. Barnes Survey No. 46, Abstract No. 67 and William Caldwell Survey No. 66, Abstract No. 162 in Pflugerville, Texas.

- 4S [2020-8096](#) Statutorily denying a Preliminary Plan for Pfennig Lane and E. Pecan Street Improvements; an approximate 5-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (PP1912-03)

Approved on the Consent Agenda

Kazi Mohaimin read the Consent Agenda.

Items 4D and 4K were removed from the Consent Agenda for a separate action. Commissioner Guerrero recused himself. Commissioner Romig made a motion to approve the items as read. Commissioner Hudson seconded the motion. All in favor. Motion carried.

Commissioner Romig made a motion to approve the Consent Agenda as read. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

5 Public Hearing

- 5A [ORD-0502](#) 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)

Jeremy Frazzell, Assistant Planning Director gave a presentation on a proposed rezoning of a potential development, project titled Timmerman 2020, from Agriculture/Development Reserve (A) to Urban (Level 4: CL4).

Chair Epstein asked about the extension of Pfennig lane. Mr. Frazzell exhibited on the map the location and extent of the road extension.

Commissioner Hudson asked if this location had been traditionally zoned as Agricultural. Mr. Frazzell replied that the area had recently been annexed by the city and yes it had been agricultural.

Paul Linehan President of Land Strategies Inc gave a presentation on behalf of the applicant.

Commissioner Seligman asked if there will be a potential roadway linking this

parcel to the East. Mr. Linehan stated that there are road extensions planned around the vicinity linking to East Pecan Street.

Jon Oelrich of 111 Sunflower Drive, Vice President of the Bohls Neighborhood Association stated that he gathered largely negative public opinion with regards to this rezoning due to the impact it would have on the residents and the community with increased traffic, pollution and activity. Mr. Oelrich and the neighborhood proposed a buffer such as a greenbelt of a few hundred feet along the eastern border of the neighborhood.

Dorian Snider of 1404 Firebush Drive, gave his opposition for the proposed rezoning citing the increased traffic.

Carol Teitelman of 504 Bellaire Oaks Drive, stated the existing parkland should be fully preserved and if possible extended around the neighborhood with this proposed rezoning.

Gail Bell of 702 Honeysuckle Lane, gave her concerns about the proposed development due to the traffic implications it may have on the surrounding neighborhood but realized that higher density developments can be beneficial.

Susan Samak of 601 Plumbago Drive gave her opposition for the proposed rezoning, stating it would be an eyesore for the neighborhood.

Erin Snider of 1404 Firebush Drive, gave her opposition citing the noise pollution and increased traffic affecting young children in the neighborhood.

Kim Duda of 103 Plumbago Drive, stated her concerns on how close to the neighborhood the proposed development is and asked about the extension of Old Austin Hutto Road.

Christine East of 815 Plumbago Drive gave her opposition to the development citing that it would devalue property values and suggested a proper buffer be enacted between the neighborhood and the development.

Gabrial Fones of 1502 Santolina Court, asked if there were plans for traffic management from increased vehicular flow along Plumbago Drive with the proposed development and gave his opposition due to light and noise pollution.

Jamie Bates of 603 Plumbago Drive, gave her opposition to the development citing the road extensions affecting the neighborhood.

Jeff Lopez of 813 Plumbago Drive, gave his opposition with increased traffic and asked to consider a buffer between the neighborhood and the proposed development. Mr. Lopez also asked for a delay in deciding the rezoning for the neighborhood to have further time to discuss the potential development between themselves.

Chair Epstein asked about the trees between the Bohls neighborhood and the effect it would have as a buffer against the proposed developments to the east. Mr. Frazzell stated that the proposed CL-4 zoning would require a minimum 30-foot buffer against the single family Bohl's neighborhood to the west and confirmed the existing trees would be preserved.

Commissioner Romig asked if there were discussions for a CL3 zoning discussion and what say the P&Z Commissioners could have. Ms. Barron, the Planning Director replied that the P&Z commissioners could not consider a lower intensity zoning, but cannot recommend a higher density development zoning.

Vice Chair Guerrero asked if this project had been considered for a PUD (Planned Unit Development). Mr Frazzell stated that the developer proposed CL4 versus a PUD.

Vice Chair Guerrero and Commissioner Romig asked about the development and more precise plans on the north east part of the neighborhood closest to the development. Mr Linehan stated that this would really depend on what type of development occurs which has not been decided yet and stated the tree line would remain and that Pfennig Lane would be the main access route rather than through the Bohls neighborhood.

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

Commissioner Romig motioned for CL3 instead of CL4. No Commissioner seconded. Motion failed.

Vice Chair Guerrero motioned to approve CL4. Commissioner Mitchell seconded the motion. Vote called, 2 Yay, 5 Nay. Motion denied. No further action was taken.

Aye: 2 - Vice Chair Geoff Guerrero and Commissioner Oscar R. Mitchell

Nay: 5 - Chair Pat Epstein, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Dan Seligman and Commissioner Nicholas Hudson

5B [ORD-0503](#)

To receive public comment and consider an application to rezone portions of the Carmel subdivision in order to address a recent annexation and minor adjustments in a new section of the single family development. The rezoning includes an approximate 0.20 acre tract from Agriculture/Development Reserve (A) District to Single Family Mixed Use (SF-MU) District; an approximate 0.05 acre tract from Single Family Residential (SF-R) District to Single Family Mixed Use (SF-MU) District; and a 5.0 acre tract, a 0.22 acre tract and a 0.81 acre tract from Agriculture/Development Reserve (A) District to Single Family Residential (SF-R) District; all of which are within portions of the Joseph Wiehl Survey No. 8, Abstract No. 802 and the John Leisse Survey No. 18, Abstract No. 496 of Travis County, Texas; to be known as the Carmel W. Ph. 3, Sec. 1 & 2 Rezoning. (REZ1911-03)

Jeremy Frazzell, Assistant Planning Director gave a presentation to rezone a small portion of the Carmel West Subdivision to address a recent annexation and minor adjustments in a new section of the single family development.

Vice Chair Guerrero asked if this was an addition to the original plan. Mr. Frazzell stated yes, as this was recently annexed which was not the case

during the time the original preliminary plan for this section of the subdivision was made.

Commissioner Mitchell moved to close the public hearing, Commissioner Romig seconded the motion. All in favor. Motion carried.

6 Discuss and Consider

7 Adjourn

Commissioner Romig made a motion to adjourn the meeting. Commissioner Hudson seconded the motion. All in favor. Motion carried. The meeting was adjourned 8:41pm.

Pat Epstein, Chair
Planning and Zoning Commission
Respectfully, submitted on this 2nd day of March 2020.