



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, July 18, 2022

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present: Jeremy Frazzell, Planning & Development Services Director; Robyn Miga, Planning Manager; Kristin Gummelt, Planner I; Michael Patroski, Senior Planner, Erin Sellers, Innovation Strategist; Tracy McMullen, Administrative Technician.

Chair Romig called the meeting to order at 7pm.

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

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 were none.

3 Presentation

3A [2022-0711](#) Presentation regarding Parks Master Plan

Shane Mize, Parks and Recreation director, introduced BerryDunn representatives. Mr. Mize advised he wanted the most creative public engagement in the Country. Very proud of what has been seen so far.

Jason and Nikki with BerryDunn gave a high level presentation highlighting the Master Plan that is being created. 10 year vision to make sure that the service needs and infrastructure for Parks and Recreation are in place.

- 3B** [2022-0714](#) Presentation regarding the Corridor Districts and potential code modifications that were directed through the Aspire Pflugerville 2040 Plan.

Robyn Miga, Planning Manager, presented upcoming changes to Aspire 2040.

4 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.

- 4A** [2022-0693](#) Approving a Preliminary Plan for Quik Trip 4180; an approximate 75.571-acre tract of land out of the Sefrim Eislen Survey No.1, Abstract 265 and being a portion of a called 158.22 -acre tract of land as described in Volume 417, Page 355 of the deed records of Travis County, Texas, and conveyed to Timmerman & Hagn, LTD. of record in volume 8394, Page 544 of the official public records of Travis County; in Pflugerville, Texas. (PP2111-02).

Approved

- 4B** [2022-0701](#) Approve the Planning and Zoning Commission Minutes for June 6, 2022 regular meeting.

Commissioner Johnson would like to withdraw item 4B for discussion advising the published file ID is referencing the wrong file.

Chair Romig advised the item will be tabled for now so Staff may correct the matter.

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-0664](#)

To receive public comment and consider an application for a Specific Use Permit for proposed uses of Industrial Uses (Light) and Office/Warehouse within the Urban Center: Level 5 (CL-5) zoning District for an approximate 24.393-acres of land legally described as Lot 3F in the Renewable Energy Park Subdivision, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, generally located south of Pecan Street, east of Sun Light Near Way, and west of SH 130 Toll to be known as the Lot 3F Specific Use Permit (2022-4-SUP).

Kristin Gummelt, Planner I, gave a presentation on a Specific Use Permit proposal.

Staff recommends approval of the SUP with the following conditions:

- The truck court area be oriented inwards towards the 130 Commerce park and the front-facing facade oriented towards the public park or public street.**
- If the truck court orients towards the park to the south or can be seen from public right-of-way there shall be an 8ft masonry wall and a vegetative buffer consisting of 4 evergreen trees and 15 shrubs per 100 linear feet.**
- Wing wall as required by the UDC in subchapter 11.8**
- No outdoor storage**

The Commission requested more information on the truck court orientation and screening.

Kate Johnson, DCS Engineering Project Manager spoke advising they have had good communications with Kristin in reference to the screening of the truck court and have made adjustments in order to comply with the conditions request. Ms Johnson advised that the 2 additional buildings will be significantly smaller with appropriate parking.

Commissioner Crain motioned to close public testimony.

Commissioner Maedgen seconded the motion. All in favor. Motion passes

Commissioner Crain motioned to approve the zoning request with the staff recommended conditions. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

5B [ORD-0663](#)

To receive public comment and consider an application to rezone an approximately 11.84 acres from Agriculture/Development Reserve (A) district to Planned Unit Development district, with a base zoning designation of Urban (Level 4: CL4) to allow for multi-family and townhomes 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 (2022-2-PUD).

Robyn Miga, Planning Manager, gave a presentation on the proposed rezoning of the Fairfield PUD.

Staff is recommending approval as presented.

Commissioner Maedgen asked if this is going to cut through any neighborhood. Ms. Miga advised there is no connections proposed for this parcel. This will not alleviate or make the traffic worse.

Kate Kiminski with the Drenner Group advised that they are committed to 10K sq ft ground commercial space. Drenner Group did meet with Steeds Crossing residents, and explained to them the buffer yard and the town homes would act as a transitional buffer and the residents seemed pleased.

Chair Romig voiced concerns of the applicant asking for a higher density and questioned why they were asking for many more exceptions.

Zak Johnson, the applicant, advised they did look at the size and increasing the density to meet the structured parking route and it seemed not fitting for the area to go with a taller monolithic structure. A goal was to create more of a transitional property as opposed to a walkup garden property. Future Land Use Map (FLUM) calls for more of these projects. Tried to cluster the green space in the area. A lot of sidewalk connecting the streets to the North. Trying to hide the parking spaces.

Commissioner Maedgen asked if the vision could be accomplished with less impervious cover. Mr Johnson advised they're trying to meet the covered parking requirements. Don't know how to can provide adequate parking without changing things around dramatically. The Urban Streetscape is really important to us (Drenner Group) and creates the real ambiance. That is what gets people off the road and out of the house.

Commissioner Hudson asked what the cost to rent the apartments would be. Mr. Johnson advised this was going to be a Class A community and new build.

Commissioner Johnson advised the space looks as if it is geared towards professional couples that require 2 cars, but the parking situation will only allow for one and a half parking spots. This is sounding like Mueller Park or downtown Austin where they have public accommodations for travel where the second car is not needed. Advised the project seems improbable and undesirable.

Vice Chair Mitchell asked about the egress and ingress as there is only 1 access / exit onto SH-130. So the expectation is to move 370 families using one entrance to the West and one to the North. .

Casey Lera of Ridge at Steeds Crossing and Jolly Williams at 807 Pigeon Forge had concerns about the traffic.

Commissioner Maedgen moved to close the public hearing. Commissioner Crain seconded the motion.
All in favor. Motion passes.

Ms. Miga advised the base code and PUD rules addresses the gentleman's concern by proposing to use planters. There are a lot of code requirements regarding where trees will be located and what size they are.

Commissioner Hudson has concerns of increased density with parking. Need to weigh the differences that are being requested to whether that is a benefit or loss for the people living there; parking allowance, nearby park not in great shape, no covered parking, significant impervious cover and higher pricing. All negatives that are driven by the exceptions to the dev code being requested.

Commissioner Crain advised he doesn't see why there is resistance with this plan. He is all for this plan.

Commissioner Maedgen's concerns about impervious cover would be addressed by Engineering. She does think it is a thoughtful design. She doesn't think it will impact the traffic issue that much.

Chair Romig thinks it is a well developed plan. It is a great use of the buffer in that way. Vice Chair Mitchell advised he is still stuck on the traffic. He is confused as to how that many people would come in and out.

Commissioner Johnson asked how many exceptions did they ask for? This is trying to shoehorn a square peg into a round hole. Doesnt sound as if it fits here.

Chair Romig advised to either recommend approval to Council or someone can take a motion to recommend denial or table the vote.

Commissioner Maedgen motioned to approve the request. Motion seconded by Commissioner Crain.

Those in favor of recommending this to City Council that the zoning request be approved, please raise your hands:

Commissioners Crain and Commissioner Maedgen raised their hands.

All those opposed to recommending this to City Council please raise your hands:

Chair Romig, Commissioner Mitchell, Commissioner Hudson, and Commissioner Hickman raised their hands.

Motion to recommend denial of the request made by Commissioner Johnson.
Motion seconded by Vice Chair Mitchell.

All those in favor of recommending to Council that they deny the rezoning request: Commissioner Johnson, Commissioner, Hickman, Commissioner Hudson, Vice Chair Mitchell

All those opposed: Commissioner Maedgen, Commissioner Crain.

Aye: 2 - Commissioner Andrew Crain and Commissioner Amanda Maedgen

Nay: 5 - Commissioner Brad Hickman, Commissioner Robert Romig, Commissioner Deborah Johnson, Commissioner Nicholas Hudson and Commissioner Oscar R. Mitchell

5C [2022-0707](#)

Conduct a public hearing and approve an application to replat Lot 2 of the Pflugerville Industrial Park Replat, creating 3 lots for a property consisting of approximately 10 acres in the John L. Bray Survey No. 10, Abstract No. 73 in Travis County, City of Pflugerville, generally located south of Cele Road, east of Weiss Lane, and north of Jesse Bohls Road to be known as the Pflugerville Industrial Park Lot 2 Replat (FP2112-03).

Robyn Miga, Planning Manager, gave a presentation.

Staff is recommending approval as presented.

Vice Chair Mitchell motioned to close the public hearing on item 5C. Commissioner Crain seconded the motion. All in favor. Motion passes.

Commissioner Crain motioned to approve the item as recommended. Commissioner Hudson seconded the motion. All in favor. Motion passes

5D [2022-0708](#)

Conduct a public hearing and approve an application for a replat of Lot 1 for the Hutto 130 Subdivision within the City of Pflugerville’s Extraterritorial Jurisdiction creating three lots for an approximately 5.925-acre tract of land situated in the ND Walling Survey No. 19, Abstract No. 675, Williamson County, Texas, generally located north of CR 138, east of SH 130, and west of Little Lake Road, to be known as the Hutto 130 Replat (2022-6-FP).

Robyn Miga, Planning Manager, gave a presentation.

The original subdivision was platted as one lot and is now proposed to be three. It does meet state and staff requirements for approval. Part of it is proposed as Multi Family and part as storage facilities. The City of Pflugerville does provide wastewater to this site.

Commissioner Johnson motioned to close the public Hearing on item 5D. Vice Chair Mitchell seconded the motion. All in favor. Motion passes.

Commissioner Johnson motioned to approve item 5D. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

6 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).

- 6A** [RES-1009](#) Discuss and consider the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2022.

Kristin Gummelt, Planner, Planning and Development Services

Kristin Gummelt, Planner I, gave a presentation on the Community Development Block Grant program.

The program has funding for:

Infrastructure - \$207,300

Park and Recreation Scholarship Program - \$10,000

Workforce Solution - \$25,000

Remainder goes to Administration of the grant.

The program lost approximately \$20,000 from HUD, more than likely COVID related.

There is now a dashboard on the website for the CDBG program available to the residents.

Tonight we are looking for a recommendation of approval to Council.

Commissioner Crane motioned to approve as recommended. Commissioner Maedgen seconded the motion.

All in favor. Motion passes.

- 7** **Adjourn**
Chari Romig adjourned the meeting at 8:55 PM

Robert Romig, Chair
Planning and Zoning Commission
Respectfully submitted July 18, 2022