



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, May 2, 2022

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present: Emily Barron, City of Pflugerville Assistant City Manager; Jeremy Frazzell, Planning & Development Services Assistant Director; Erin Sellers, Principal Planner; Robyn Miga, Planning Manager; Kristin Gummelt, Planner I; Alicia Sweeny, Planner I

Chair Romig called the meeting to order at 7:02 PM

Commissioner Johnson arrived on the dais at 7:56 PM

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 [2022-0466](#) Presentation regarding the site development plan process outlined within the City's Unified Development Code.

Alicia Sweeny, Planner I, gave a presentation on the Site Plan Review and the Close Out procedures.

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, those items pulled from consent agenda will be addressed under item 7.

- 4A** [2022-0431](#) Approving a Final Plat for Black Locust Townhomes, a 12.588-acre tract of land out of the Elnathan Bebee Survey, Abstract No. 53, Pflugerville, Texas. (FP2112-02)
- Attachments:* [Staff Report](#)
 [Black Locust Townhomes Final Plat](#)
- 4B** [2022-0439](#) Approving a Final Plat for Lisso Phase 4, a 14.431-acre tract of land out of the Alexander Walters Survey No. 67, Travis County, City of Pflugerville, Texas to be known as Lisso Phase 4 Final Plat (FP2112-01).
- Attachments:* [Staff Report](#)
 [Proposed Lisso Ph. 4 Final Plat](#)
- 4C** [2022-0433](#) Approving a Final Plat for Lisso Phase 3, a 38.117 acre tract of land out of the Alexander Walters Survey No. 67, Travis County, City of Pflugerville, Texas to be known as Lisso Phase 3 Final Plat (FP2106-03).
- Attachments:* [Staff Report](#)
 [Proposed Lisso Ph. 3 Final Plat](#)
- 4D** [2022-0440](#) Approving a Final Plat for the Enclave at Cele Section 2, a 16.917 acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38, Travis County, City of Pflugerville, Texas to be known as the Enclave at Cele Section 2 Final Plat (2022-10-FP).
- Attachments:* [Staff Report](#)
 [Proposed Final Plat for Enclave at Cele Ph. 2](#)
- 4E** [2022-0441](#) Approving a Final Plat for the Enclave at Cele Section 1, a 24.392-acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38, and the Juan Zambrano Survey No. 38, Abstract No. 845, in Travis County, City of Pflugerville, Texas to be known as the Enclave at Cele Section 1 Final Plat (2022-9-FP).
- Attachments:* [Staff Report](#)
 [Proposed Enclave at Cele Ph. 1 Final Plat](#)
- 4F** [2022-0464](#) Approve the Planning and Zoning Commission Minutes for April 4, 2022 Work Session meeting.

Attachments: [Work Session Minutes 4.4.22](#)

4G [2022-0465](#) Approve the Planning and Zoning Commission Minutes for April 4, 2022 meeting.

Attachments: [Minutes Final 4.4.22](#)

Commissioner Maedgen motioned to approve the Consent Agenda as read. Commissioner Crain seconded the motion. All those present voted in favor. Motion passes.

Aye: 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

Non-voting: 1 - Commissioner Deborah Johnson

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-0654](#) Receive public comment and consider recommendation regarding a rezoning application for an approximate 13.05-acre tract of land locally addressed 2004 and 2016 Rowe Loop, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), generally located north of Rowe Lane, east of SH 130 Toll, south of Steeds Crossing, and west of Huckabee Bend, situated in the Jacob Casner Survey, Abstract No. 2753, Travis County, City of Pflugerville, Texas to be known as the 2004 and 2016 Rowe Loop Rezoning (2022-2-REZ).

Attachments: [Location Map](#)
 [Staff Report](#)
 [SF-R Development Standards](#)
 [Support Letters](#)
 [Ordinance](#)

Robyn Miga, Planning Manager, presented.

This request is to rezone from Agriculture/Development Reserve (A) to Single-Family residential (SF-R). Chair Romig stated this issue has come before the commission previously. Robyn Miga stated this case was previously denied by the P & Z in October 2021 and it was pulled from the agenda prior to going to City Council. Staff is recommending approval. It is compatible with the Comprehensive Land Use Plan.

Kasi Raju, the applicant, gave a presentation on the project. There will be more density in the lots to our South as Council has approved the projects there. The parcels marked in green (4) are the residents who have support for the rezoning case and submitted letters of support.

Resident Alice Rose Duerr, 1904 Steeds Crossing, spoke to the concern of traffic in the area. Ms Dewer estimated over 100 cars a day drive down her street and the intended development will add to the increasing traffic. We would like a little bit of help with keeping traffic down.

Resident Larry Koch, 1948 Rowe Loop. Concerned about the aesthetics of the area that is being built. It would be nice to see some PUD style area. We would not like to be connected with a street to the other neighborhood.

Beverly Darilek, 1948 Rowe Loop spoke to the history of the Rowe Loop area and emphasized that because people have land in that neighborhood it does not mean that the land should be developed.

Darrell Sorrells, 1902 Steeds Crossing, spoke to the current traffic, safety and commercial truck concerns at Steeds Crossing.

Commissioner Johnson arrived on the dais at 7:56 PM.

Keith Jones, 21100 Huckabee Pond, Commons at Rowe Lane (backup to the land that is going to be developed). Rowe Lane should be the same as Wilke Lane with 2 lanes each direction. There are options there, they just need to move forward with it.

Leslie Parker 1924 Rowe Loop spoke to the construction debris blowing from Rowe Lane into his backyard. He is concerned with the upcoming construction and more debris that will come with it. From 8am - 10m and 3pm to 7pm getting onto the frontage road is hard because the cars are backed up from HEB all the way to Rowe Lane. Mr. Parker would like his neighborhood to be left alone.

Mr. Raju stated they want their project to shine like Blackhawk. They are very early in the development process and want to follow everything the City has put in for the traffic concerns.

Commissioner Maedgen had questions about the subdivision and what it would look like. Robyn Miga answered stating all the development would be required to follow the rules and requirements set forth for sidewalks, articulations, parks and the like.

Commissioner Maedgen asked the Applicant if the property owners that signed the papers in favor of the development were invited to come tonight and if so, why were they not here. The applicant advised one of the owners is celebrating Ramadan and the other owners would need a translator.

Commissioner Crain motioned to close the hearing. Commissioner Hudson seconded the motion.
All in favor. Motion carries.

Commissioner Crain advised the applicant has met the criteria for the rezoning.

Commissioner Hickman advised he likes what the applicant is doing in the area and that he thinks it is best for the City. Has reservations on the streets,

only because of the one road connecting through there creating traffic.

Commissioner Maedgen asked the length of time from a rezoning request to actually having houses built. Robyn Miga advised 2 years is fair.

Chair Romig recapped that the traffic and characteristic of the neighborhood seems to be the concern for the development. With the amount of development approved by City Council and the number of plots that are not residential, but businesses being run out of these homes. I don't know how you keep the bucolic neighborhood feel.

Chair Romig motioned to approve the zoning request to SF-R. Commissioner Maedgen seconded the motion.

All those in favor please raise your hands: Commissioner Crain, Commissioner Maedgen, Commissioner Mitchell, Commissioner Romig raised their hands.

All those opposed raise your hands: Commissioner Johnson, Commissioner Hickman, Commissioner Hudson raised their hands.

Vote is 4 - 3 in favor.
Motion passes.

Aye: 4 - Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

Nay: 3 - Commissioner Brad Hickman, Commissioner Deborah Johnson and Commissioner Nicholas Hudson

6 Discuss Only

6A [2022-0458](#) Discuss the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2022.

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

Every 5 years a Consolidated Action Plan is created for projects that identifies the needs for the community. The 2022 Anticipated Project priorities are Infrastructure and Programs.

There is no action needed tonight as there will be a recommendation on this in July.

7 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).

No items.

8 Adjourn

Chair Romig adjourned the meeting at 9:08 PM

Robert Romig, Chair
Planning and Zoning Commission
Respectfully submitted on this 2nd day of May, 2022