



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, October 2, 2017

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; Erin Sellers, ; Abbey Rose, Planner II; Ian Beck, Planner I; Kristin Gummelt, Administrative Technician

Tammie Williamson, Chair, called the meeting to order at 7:02 pm

Present 6 - Chair Tammie Williamson, Vice Chair Daniel Flores, Commissioner Geoff Guerrero, Commissioner Oscar R. Mitchell, Commissioner Pat Epstein and Commissioner Karen Duncan

Absent 1 - Commissioner Karen Arnold

2 Citizens Communication

There were none.

3 Consent Agenda

- 3A** [2017-6208](#) Approving Sorento Preliminary Plan Revision #3; a 359.3-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (PP1706-01)

Vice-Chair Flores motioned to pull item 3A from the consent agenda.

Item was discussed on the regular agenda.

Ms. Rose presented this item. She stated that the revision is changing the lot size of some of the lots. The developer is still abiding by the development agreement in reference to the percentage of certain lot sizes. There is no street reconfiguration and they are still dedicating the flood plain. Since they are meeting all standards for the preliminary plan and abiding by the development agreement, staff does recommend this preliminary plan for approval. Vice-Chair Flores asked for clarification on the number lots being lost. Ms. Rose stated that in total with all adjustments done the developer is losing 6 lots.

Commissioner Epstein motioned to approve the Preliminary Plan. Vice-Chair Flores seconded the motion. All in favor. Motion carried.

4 Discuss Only

4A 2017-6219 Discussion regarding a proposed Parks Facilities and Open Space Zoning District

Ms. Barron presented this item. She explained that the City Council has asked that the Planning and Zoning Commission look at the creation of a Parks zoning district. This district would delineate the area used for parks from the other undeveloped spaces on the map. Currently parks and open space are designated "A", Agricultural Conservation. New areas that are annexed are also zoned "A" as a place holder until further zoning and development is set forth. Creating a new zone would better identify areas that are designed to be parks or open spaces.

Ms. Barron explained that the proposal brought forth for discussion only is to change the Agricultural/ Conservation district to Agricultural/ Development Reserve. This district is proposed to be used as an interim zoning that identifies land that is currently undeveloped but has growth potential that is outlined by the Comprehensive Plan (CP). There would then be a creation of a new district to be called Park Facilities and Open Spaces (PF). The new district would encompass land that is slated for long-term recreational and park uses throughout the community. Ms. Barron outlined the land use table that shows the permitted uses for this new zoning district. Which outline passive land uses as well as including government facilities, places of worship and utilities. This district will help identify actual green space within the city from areas that are currently undeveloped but could be developed in the future. The process to undergo the rezoning to/from this new district would be the same as any other rezoning.

This new district will be taken to the City Council for further discussion and designation.

Kathy Tomasino, 2516 Amen Corner Rd, came forth as a representative of the Save the Blackhawk golf course committee. She would like the Commission to consider rezoning the Blackhawk golf course to the new proposed district. This would ensure that the golf course will be save. She wants to preserve this green space.

Donna McKay, 19105 Sotogrande Dr, feels that it important that the Commission consider keeping green spaces so that in the future Pflugerville doesn't become one massive development without green space and open spaces for the people of the community to enjoy.

5 Discuss and Consider

5A [2017-6048](#) Discuss zoning and land use of property within the State Highway 130 and State Highway 45 Corridors.

Ms. Barron continued the discussion from the worksession. The Commission continued discussion of the corridor districts and working to fill out the land use table.

Ms. Barron asked for a motion from the Commission approving the recommendation she will be taking to City Council to advise on an update. Vice-Chair Flores motioned to approve the recommendation. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

Ms. Barron asked that the Commission please come to the October 10th City

Council meeting.

6 Future Agenda Items

The next schedule regular P&Z meeting will be November 6, 2017 at 7pm.

7 Adjourn

Tammie H. Williamson, Chairman, Planning and Zoning Commission

Commissioner Epstein made a motion to adjourn the meeting. Vice-Chair Flores seconded the motion. All in favor. The meeting was adjourned at 8:43p.m.

Tammie Williamson, Chair
Planning and Zoning Commission