



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, June 4, 2018

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

Emily Barron AICP, Planning Director; Jeremy Frazzell, Assistant Planning Director; Erin Sellers AICP, Senior planner; Abbey Rose, Planner II; Kristin Gummelt, Administrative Technician

Daniel Flores, Chair, called the meeting to order at 7:01 pm  
Commissioner Guerrero joined at 7:05 pm.

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

**Absent** 1 - Commissioner Nasim Uddin

#### 2 Citizens Communication

There were none.

#### 3 Consent Agenda

**3A** [2018-6766](#) Approve the Planning and Zoning Commission Minutes for April 2, 2018 Regular Meeting

Approved on the Consent Agenda

**3B** [2018-6811](#) Approve the Planning and Zoning Commission Minutes for May 7, 2018 Worksession

Approved on the Consent Agenda

**3C** [2018-6810](#) Approve the Planning and Zoning Commission Minutes for May 7, 2018 Regular Meeting

Approved on the Consent Agenda

**3D** [2018-6812](#) Approve the Planning and Zoning Commission and City Council minutes for May 8, 2018 joint worksession.

Approved on the Consent Agenda

- 3E**     [2018-6756](#)     Approving the Sorento Phase 5 Final Plat; a 37.823-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1708-05)
- Approved on the Consent Agenda
- 3F**     [2018-6817](#)     Approving the Sorento Phase 10 Final Plat; a 59.089-acre tract out of the John C. Bray Survey No.10, Abstract No. 73; in Travis County Texas. (FP1711-02)
- Approved on the Consent Agenda
- Kristin Gummelt read the Consent Agenda.  
Commissioner Ruiz made a motion to approve the Consent Agenda as read.  
Commissioner Williamson seconded the motion. All in favor. Motion carried.

#### **4     Public Hearing**

- 4A**     [ORD-0410](#)     To receive public comment and consider an application for the rezoning of Lot 1 Block A Greenridge Subdivision Phase 8, generally located southeast of the N. Heatherwilde Blvd and Cheyenne Valley Dr. intersection. The proposed request is to rezone the north 0.78 acres from Agriculture/Conservation (A) District to Office (O) District, and the remaining 1.8 acres from Agriculture/Conservation (A) District to Retail (R) District; all to be known as 19501 Cheyenne Valley Drive Rezoning. (REZ1712-03).

Jeremy Frazzell, Assistant Planning Director presented this item.

Mr. Frazzell gave a history of the property and identified the zoning districts of the surrounding properties. He stated that originally the applicant (Glen Coleman) requested to rezone the whole property to retail but thru discussion the applicant had agreed to zone the northern portion to Office (O) and the southern portion to retail (R). The (O) zoning district is a less intense district than the retail and limits land use. The applicant has also given the City a no access easement along Cheyenne Valley Dr. Meaning that there will be no vehicular access to or from Cheyenne Valley. The two properties will have shared access off of Heatherwilde Blvd. The applicant has also met with the HOA to address additional concerns from the residents of the Greenridge subdivision. Mr. Frazzell stated the Comprehensive Plan calls for low to med density single family this area. Being that the road is at a corner of the subdivision on a collector road, the use fits in line with Comprehensive Plan for the area. The applicant has also worked closely with the city and HOA to address additional concerns. Therefore the city recommends the approval of the rezoning.

Chair Flores invited Mr. Coleman to address the Commission and answer questions. Mr. Coleman stated that the intended use for the (R) district is a gas station and small car wash, along with a sandwich shop or other restaurants that fits in with the conditions of the (R) district. At this time the applicant has no plans for the parcel that will be rezoned (O). He also spoke about the no access easement and mention that he has a private agreement the HOA. He said that he has worked closely with the residents of the subdivision to address

their concerns and spoken to the owner and made arrangements with the owner that adjoins the property to the east.

Anthony Nguyen, 19905 Tree Sap Way, stated that he was chosen as the spokesperson for the HOA. The HOA has no official stance on the rezoning. He stated that the HOA would prefer a different type of business at the corner instead of a gas station but they realize that land would be developed eventually. He reiterated that there was a private agreement made with Mr. Coleman in regards to the landscape easement that borders the property on the west and north side.

Butch Novak, 2019 Boone Valley Dr, stated that he was against the rezoning for the property. He doesn't feel a gas station is needed for the site since there is a gas station across the street and within a mile either way along Heatherwilde and Red Bud. He feels the property is best left undeveloped since it would add to traffic for the intersection.

Eugene Rolison, 15909 Cheyenne Valley Dr., lives directly next door to the subject property. He doesn't want a gas station to be built on the site. He fears for his safety since he has watched the gas station across the street be broken into or attempted to be broken into. He asked that the city please provide some measure of protection when permitting the project. He stated that he as well has an agreement with Mr. Coleman to build a masonry wall on the west and south sides of his property.

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

Chair Flores motioned to approve item 4A as read. Commissioner Ruiz seconded the motion. 4 yay (Chair Flores, Commissioner Ruiz, Commissioner Guerrero, and Commissioner Williamson), 2 Nay (Commissioner Mitchel and Vice Chair Epstein). Motion carried.

**4B**     [2018-6816](#)

To receive public comment and consider an application to Replat Lot 3F, of the Renewable Energy Park, in order to create two lots. (FP1803-02)

Jeremy Frazzell, Assistant Planning Director presented this item.

Mr. Frazzell stated the owner is proposing splitting the subject property into two lots in preparation for the development of the lots. Right of way will be dedicated for the extension of Impact Way.

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

Commissioner Mitchell motioned to approve item 4B as read. Commissioner Williamson seconded the motion. All in favor. Motion carried.

**4C**     [ORD-0407](#)

Conduct a public hearing and consider a recommendation of an ordinance with the caption: AN ORDINANCE AMENDING ORDINANCE NO. 1203-15-02-24 OF THE CITY OF PFLUGERVILLE CODE OF ORDINANCES TITLE XV LAND USAGE, CHAPTER 157 UNIFIED DEVELOPMENT CODE, AMENDING SUBCHAPTER 4, ESTABLISHMENT OF DISTRICTS AND BOUNDARIES, BY MODIFYING THE NAME, PURPOSE, AND LIST OF PERMITTED USES OF THE AGRICULTURE / CONSERVATION (A) ZONING DISTRICT,

AND ADDING TWO NEW ZONING DISTRICTS IDENTIFIED AS THE PUBLIC FACILITIES AND OPEN SPACE DISTRICT AND THE AUSTIN EXECUTIVE AIRPORT HAZARD OVERLAY DISTRICT; AMENDING SUBCHAPTER 20, DEFINITIONS, BY ADDING CORRESPONDING DEFINITIONS; REPLACING ALL ORDINANCES IN CONFLICT; CONTAINING SEVERABILITY AND REPEALER CLAUSES; AND DECLARING AN EFFECTIVE DATE.

Erin Sellers, Senior Planner presented this item.

Ms. Sellers gave an overview of the new Public Facilities and Open space (PF) zoning district. She spoke about the new regulations for the zoning district. Ms. Sellers also presented the new Austin Executive Airport Hazard Overlay District. She talked why the district was created and the various zones within the district. The district will restrict what can be built and how tall it can be in relation to the airport.

Commissioner Williamson motioned to close the public hearing. Commissioner Guerrero seconded the motion. All in favor. Motion carried.

Commissioner Mitchell motioned to approve item 4C as read. Commissioner Williamson seconded the motion. All in favor. Motion carried.

## **5 Discuss and Consider**

**5A**     [RES-0517](#)     Discuss and consider approval of the proposed Community Development Block Grant (CDBG) program 2016 Action Plan - Third Amendment.

**5B**     [RES-0516](#)     Discuss and consider approval of the proposed Community Development Block Grant (CDBG) program 2015 Action Plan - Third Amendment.

Emily Barron, AICP Planning Director presented these two items together.

The third amendments for both 2015 and 2016 action plans were carried forward for a reallocation of funds for the final construction cost for the roadway projects funded through the Action Plan. Ms. Barron stated that the roadway project is expected to kick off in June and that the city is on track to meet the timeliness deadline for using the funds granted through the program. Commissioner Guerrero motioned to approve item 5A as read. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

Vice Chair Epstein motioned to approve item 5b as read. Commissioner Mitchell seconded the vote. All in favor. Motion carried.

## **Future Agenda Items**

**The next regularly scheduled meeting for the Planning and Zoning Commission is July 2, 2018.**

Ms. Barron stated the next regularly scheduled meeting will July 2, 2018.

## **Adjourn**

Commissioner Mitchell made a motion to adjourn the meeting. Commissioner Ruiz seconded the motion. All in favor. The meeting was adjourned at 8:25 p.m.

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Daniel Flores, Chair  
Planning and Zoning Commission

1. Respectfully, submitted on this 2th day of July, 2018.