City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, September 17, 2018 | **7:00 PM** | **100 E. Main St., Suite 500**

Regular Meeting

1 Call to Order

Staff present:
Trey Fletcher, Assistant City Manager; Emily Barron, Planning Director; Jeremy Frazzell, Assistant Planning Director; Erin Sellers, Senior Planner; Abbey Rose, Planner II; Ian Beck, Planner I; Kristin Gummelt , Administrative Technician

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

2 Citizens Communication

There were none.

3 Consent Agenda

3A 2018-7056 Approving a Preliminary Plan for Victory City Church; a 12.840-acre tract of land out of the Thomas G. Stewart Survey, Abstract No. 689; in Pflugerville, Texas. (PP1805-01)

Approved on the Consent Agenda

3B 2018-7057 Approving a Final Plat for Victory City Church; a 12.840-acre tract of land out of the Thomas G. Stewart Survey, Abstract No. 689; in Pflugerville, Texas. (PP1805-01)

Approved on the Consent Agenda

3C 2018-7054 Approving a Final Plat for Carmel West Phase 2, Section 4; a 35.908-acre tract of land out of the Joseph Weihl Survey 8, Abstract No. 802 in Travis County, Texas. (FP1801-03)

Approved on the Consent Agenda

3D 2018-7055 Approving a Final Plat for Carmel West Phase 2, Section 5; a 79.242-acre tract of land out of the William Caldwell Survey No. 66, Abstract No. 162 in Travis County, Texas. (FP1803-01)

Approved on the Consent Agenda

3E 2018-7059 Approving a Final Plat for Shops at 685, Phase 2A a 6.682-acre tract of land out of the T.G. Stuart Survey No. 1, Abstract No. 689 in Pflugerville, Texas. (FP1709-01)

Approved on the Consent Agenda
Kristin Gummelt read the Consent Agenda. Commissioner Mitchell made a motion to approve the Consent Agenda as read. Commissioner Ruiz seconded the motion. All in favor. Motion carried.

4 Public Hearing

4A 2018-6998 To receive public comment and consider an application to Replat Windermere Centre II Final Plat in order to establish a total of three lots. (FP1805-02)

Jeremy Frazzell, Assistant Planning Director, presented this item.
Mr. Frazzell gave an overview of the properties to be subdivided. The applicant is requesting to divide the two lots to make a third lot for future development.
Vice Chair Epstein motioned to close the public hearing. Commissioner Ruiz seconded the motion. All in favor. Motion carried.
Vice Chair Epstein motioned to approve item 4A. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

Aye: 6 - Chair Daniel Flores, Commissioner Geoff Guerrero, Commissioner Oscar R. Mitchell, Vice Chair Pat Epstein, Vice Chair Ceasar Ruiz and Commissioner Nasim Uddin

4B 2018-7058 To receive public comment and consider an application to Replat Lot 12, Block 3 of the Stone Hill Town Center, Block 3 Amending Plat in order to divide Lot 12 into two lots. (FP1806-04)

Jeremy Frazzell, Assistant Planning Director, presented this item.
Mr. Frazzell stated the applicant is requesting to replat the tract so that a 1.0 acres tract could be created from the existing tract for future development.
Commissioner Guerrero asked if any study would be done to see how this would affect traffic. Mr. Frazzell stated that the Traffic Impact Analysis (TIA) would be looked at the time of site plan approval.
Commissioner Ruiz motioned to close the public hearing. Commissioner Mitchell seconded the motion. All in favor. Motion carried.
Commissioner Mitchell motioned to approve item 4B. Commissioner Guerrero seconded the motion. All in favor. Motion carried.

Aye: 6 - Chair Daniel Flores, Commissioner Geoff Guerrero, Commissioner Oscar R. Mitchell, Vice Chair Pat Epstein, Vice Chair Ceasar Ruiz and Commissioner Nasim Uddin

5 Discuss and Consider

5A RES-0547 Discussion regarding the proposed Downtown Action Plan in support of implementing the 2009 Old Town Pflugerville Vision Report.

Erin Sellers, Senior Planner presented this item.
This item was a discuss only item. Ms. Sellers presented the Downtown Action

Plan that was drafted by Staff and City Council Subcommittee consisting of Mayor Gonzales, Councilmember Marsh, and Councilmember Weiss. Ms. Sellers requested feedback on the Action Plan from the Commission before taking the Action Plan before City Council. She walked thru the downtown planning history and talked about the efforts of the City Council Subcommittee. She talked about the intent of the Action Plan and what makes a great place. She went thru the goals of the Action Plan and proposed timeline for reaching these goals. She also talked about proposed Code Amendments and how they will help achieve the goals outlined. Ms. Sellers answered the questions of Commission regarding the proposed Downtown Action Plan and received postive feedback. No recommendation was made to City Council.

6 Adjourn
Daniel Flores, Chairman, Planning and Zoning Commission

Vice Chair Epstein made a motion to adjourn the meeting. Commissioner Uddin seconded the motion. All in favor. The meeting was adjourned at 7:43 pm.

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Daniel Flores, Chair
Planning and Zoning Commission
1.Respectfully, submitted on this 1th day of October, 2018.