



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, December 3, 2018

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Emily Barron, Planning Director; Jeremy Frazzell, Assistant Planning Director; Ian Beck, Planner I; Kristin Gummelt, Planning Technician
Daniel Flores, Chair, called the meeting to order at 7:00 pm.

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 [2018-7223](#) Approve the Planning and Zoning Commission Minutes for October 1, 2018 Regular Meeting

Approved on the Consent Agenda

3B [2018-7199](#) Approving a Preliminary Plan for Replat of Costco Wholesale Pflugerville Addition, Lot 2, Block A; a 4.092-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231; in Pflugerville, Texas. (PP1807-01)

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 Discuss Only

4A [2018-7206](#) Discuss the Infrastructure and Land Use Study associated with Pflugerville's Historic Colored Addition Subdivision.

Emily Barron, AICP, Planning Director talked about the ongoing study of the Colored Addition to access the public infrastructure and future land uses. The City is looking to update the public infrastructure located within this subdivision. In order to properly meet the needs of the subdivision the City has asked for public input on future land uses. The City held an open house in October and asked for feedback on the land use options and proposed infrastructure. The feedback from the open house was then taken back to the

consultants and the options were further revised. City staff is asking for feedback from the Commission and public on the revised plan.

Commissioner Guerrero joined the meeting at 7:16pm.

Meme Styles, 4536 Dennis Ln, talked about the history of the Colored Addition. She thanked the City for taking the time to do the Land Use study. She feels that the subdivision has been overlooked for a long time and is glad that the City has taken the time to improve it. She also stated the Ms. Bertha Watrous does not want Lincoln to extend through to Swenson Farms. It will bring in more traffic and make it difficult for her to visit with family across the street from her.

Toni Caldwell Henton, 804 Yale Dr., stated that they liked the option 3 that was presented tonight. They feel the low density residential is the correct land use for the subdivision.

Errol Blake, 402 West Noton, stated that he appreciate the time and consideration from the City. He doesn't want to hold progress in the subdivision but wants the history of the subdivision to be preserved and to be respectful of the church and cemeteries.

Cynthia Priest, 1209 Lincoln Ave, gave a history of the subdivision as it pertains to her family. She requested a statement in writing from the City stating that the land use will not be changed. She would like 1209 and 1210 Lincoln Ave to still be single family.

Joel Bennett, 1404 Foxtail Cv, handed the Commission a list of commercial businesses for the area. He was supportive of the residents who still live in the subdivision but feels that the subdivision has long ago move toward commercial. He doesn't think that keeping the subdivision purely residential is realistic. He also stated that Caldwells needs to be a two way street. A one way either direction isn't practical.

Tony Hanson, 3213 Evening Breeze Way, feels the subdivision was always supposed to be residential and would like the subdivision to go back to that. He doesn't want it to turn more commercial.

Urcha Dunbar-Crespo, 1230 Disraeli Cir, doesn't want the subdivision to be a victim of gentrification. She would like to maintain the residential and feels option 3 is a much better representation of what the subdivision should be become. She also would like Caldwells to be two-way instead of a one-way out of the subdivision.

Deborah Watson, Po Box 1577, stated that she doesn't want the connection to Swenson Farms to be made. She feels that it would increase traffic and make the subdivision a short cut to get back out on Pecan St after football games. She said traffic is already an issue and a connection to Swenson Farms would only increase the issues.

Lincoln Overton, 901 Edgerly Ln, stated that his main concern that was even with the improvements his property would still not have access to Lincoln Ave.

Ms. Barron addressed questions from the Commission on the land use study and how this study fits in with the City's plans to update the infrastructure in the area. City staff will bring this study back before the Commission at a later meeting to ask for a recommendation to City Council after addressing the additional community feedback from tonight's meeting.

5 Public Hearing

- 5A [2018-7220](#) To receive public comment and consider an application to Replat Lot 1, Block 1 MWSC Pflugerville, a 5.170-acre tract out of the Sumner Bacon Survey Abstract No. 62 and 63 in Pflugerville, Texas. (FP1808-02)

Jeremy Frazzell, Assistant Planning Director, gave an overview of the property. The applicant is wanting to add to their existing site. Commissioner Ruiz motioned to close the public hearing. Commissioner Mitchell seconded the motion. All in favor. Motion carried. Commissioner Ruiz motioned to approve item 5A. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

5B [2018-7200](#) To receive public comment and consider an application to Replat Lot 2, Block A of Costco Wholesale Pflugerville Addition; a 4.092-acre tract of land out of the John Davis Survey No. 13, Abstract No. 231; in Pflugerville, Texas. (FP1808-02)

Jeremy Frazzell, Assistant Planning Director, gave an overview of the property. The applicant is wanting to divide the property into three lots for future development. Commissioner Mitchell motioned to close the public hearing. Commissioner Ruiz seconded the motion. All in favor. Motion carried. Vice Chair Epstein motioned to approve item 5B. Commissioner Uddin seconded the motion. All in favor. Motion carried.

6 Discuss and Consider

6A [2018-7222](#) Discuss and consider an application for an Architectural Waiver for the properties located at 2141 and 2126 Rowe Loop, to allow for a reduction in the amount of primary masonry and allow for an increase in the secondary masonry allowed for a single family attached product. (ARB1805-01)

Jeremy Frazzell, Assistant Planning Director, outlined the Architectural Waiver that has been brought forth for consideration. The applicant is wanting a reduction in the primary masonry and an increase in secondary masonry for their project located at 2141 and 2136 Rowe Loop. Mr. Frazzell stated that the developer is wanting to do product types that call for more cementitious siding than is currently allowed with in the Single Family Mixed Use (SF-MU) zoning district. He stated that the developer has presented elevations that would come closer to code. However they would like to pursue more traditional elevations that bring variety to Pflugerville. The proposed floor plans were presented along with their percentage of primary and secondary material. If approved these would be the only elevations allowed to deviate from the code. The applicant would be required to follow all other aspects of the code as well. The applicant spoke about their vision for the community and how their request fits into this. They want a different street scape that is unique to their community. He stated that the material to be used will be comparable to brick. Commissioner Guerrero asked about the variation on the elevations throughout the development. Matt Tiemann, the developer, addressed the Commission and reaffirmed that all other requirements per the Unified Development Code (UDC) will be met. The UDC requires that the elevations alternate throughout the development. Commissioner Mitchell motioned to approve item 6A. Commissioner Ruiz seconded the motion. All in favor. Motion carried.

7 Adjourn

Commissioner Ruiz made a motion to adjourn the meeting. Commissioner Mitchell seconded the motion. All in favor. The meeting was adjourned at 8:30 p.m.

Pat Epstein, Chair

Planning and Zoning Commission

1. Respectfully, submitted on this 4th day of February, 2019.