



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, May 6, 2019

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

Staff present: Trey Fletcher, Assistant City Manager; Emily Barron, Planning Director; Patricia Davis, City Engineer; Jeremy Frazzell, Assistant Planning Director; Emily Fesette, Planner II; Ian Beck, Planner I, Kazi Mohaimin, Admin Technician

Vice Chair Ruiz, called the meeting to order at 7:07 pm

#### 2 Citizens Communication

There were none.

#### 3 Consent Agenda

**3A** Approving a Final Plat for the Lakeside at Blackhawk III, Phase 4; a 16.582-acre tract of land out of the V. W. Swearengen Survey No. 32, Abstract No. 724 in Travis County, TX. (FP1802-01)

**3B** Approving a Final Plat for the Park at Blackhawk IV Phase 2; a 23.419-acre tract of land out of the George Grimes Survey, Abstract No. 306 in Travis County and Abstract No. 883 in Williamson County, TX. (FP1802-04)

**3C** Approve the Planning and Zoning Commission Minutes for April 1, 2019 Regular Meeting

Approved on the Consent Agenda

Kazi Mohaimin read the Consent Agenda. Commissioner Mitchell made a motion to approve the Consent Agenda as read. Commissioner Uddin seconded the motion. All in favor. Motion carried.

#### 4 Public Hearing

**4A** To receive public comment and consider an application to rezone an approximate 40-acre tract of land located north of E. Pflugerville Parkway, west of Pfluger Farm Lane, and south of Town Center Drive

from Urban Level 4 (CL4) district to Planned Unit Development (PUD), to be known as the Pflugerville Farms PUD. (REZ1810-01)

Jeremy Frazzell, Assistant Planning Director, gave a presentation on the proposed rezoning of an approximately 40-acre tract of land located north of E. Pflugerville Parkway, west of Pfluger Farm Lane, and south of Town Center Drive from Urban Level 4 (CL4) district to Planned Unit Development (PUD) concluding that City staff recommends approval of the proposed rezoning.

Michelle Houseman, 1001 Congress Avenue, representative of the developer gave a presentation on the potential rezoning

Misty James 18401 Bandelier Drive in support of PUD. Unrestricted land uses and connected parkland floodplain - glad it's dedicated as parkland. Developer came with options and came with options and listened to neighbors.

Cheryl Meade 909 Walnut Canyon in support of PUD. Flooding main concern - developers assured homeowners of flow of water around neighborhood. In addition developer was very attentive to the communities wants and needs based on the discussions

Patricia Thaxton 1123 Walnut Canyon in support of PUD. Views rezoning changes as advantageous to the neighborhood and the people living there.

Sandy Grimm 18515 Bandelier Drive - question on tree designations of proposed rezoning. Jeremy Frazzell explained the buffers that would be incorporated through the allocated setbacks

Roseanne Croteau 18411 Bandelier Drive - question about parkland and proposed trails. Michelle explained that there are plans for such amenities which would be directed by the city.

Patrick Scruggs 18411 Bandelier Drive - question about Phase 3 of proposed rezoning. Vice chair Ruiz advised questioner to lisase with developer for further clarity on Phase 3 of proposed development.

## **5 Discuss and Consider**

To discuss and consider a recommendation to the City Council on the 5-year Capital Improvement Plan for FY 2020-2024 related to water, wastewater, transportation.

Patricia Davis, City Engineer gave a presentation on the 5-year Capital Improvement Plan for FY 2020-2024 related to water, wastewater and transportation.

Commissioner Mitchell made a motion to approve item 5A, Commisioner Jackson seconded the motion. All in favor. Motion carried.

## **6 Adjourn**

Commisioner Romig made a motion to adjourn the meeting, Commissioner Mitchell seconded the motion. All in favor, motion carried. The meeting was adjourned 9:03pm.

Pat Epstein, Chair

Planning and Zoning Commission

1. Respectfully, submitted on this 15th day of July, 2019.