



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, September 16, 2019

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; Ian Beck, Planner I; Kristin Gummelt Planning Technician

Chair Epstein Called the meeting to order at 7:00 pm.

Present 7 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

2 Citizens Communication

There were none.

3 Consent Agenda

- 3A** [2019-7804](#) Approve the Planning and Zoning Commission Minutes for July 15, 2019 regular meeting.

Approved on the Consent Agenda

- 3B** [2019-7805](#) Approve the Planning and Zoning Commission Minutes for August 5, 2019 regular meeting.

Approved on the Consent Agenda

- 3C** [2019-7822](#) Approve the Joint Planning & Zoning Commission and Parks & Recreation Commission Minutes for August 26, 2019 worksession meeting.

Approved on the Consent Agenda

- 3D** [2019-7832](#) Conditionally Approve the Sorento Phase 7 Final Plat; a 36.585-acre tract of land out of the John C. Bray Survey No. 10, Abstract No. 73; in Travis County Texas. (FP1903-02)

Approved on the Consent Agenda

- 3E** [2019-7833](#) Approving a Preliminary Plan for Carmel West Phase 3; a 150.8-acre tract of land out of the John Lisse Survey No. 18, Abstract No. 496 and the Joseph Weihl Survey No. 8, Abstract No. 802 in Travis County, Texas. (PP1809-02)

Approved on the Consent Agenda

- 3F** [2019-7836](#) Approving a Final Plat for Carmel West Phase 3, Section 1; a 44.098-acre tract of land out of the John Lisse Survey No. 18, Abstract No. 496 and the Joseph Weihl Survey No. 8, Abstract No. 802 in Travis County, Texas. (FP1903-01)

Approved on the Consent Agenda

Kristin Gummelt read the consent agenda.

Commissioner Romig motioned to approve the consent agenda as read.

Commissioner Mitchell seconded the motion. All in favor. Motion carried.

4 Public Hearing

- 4A** [ORD-0477](#) To receive public comment and consider an application to rezone a tract of land located generally northeast of the Immanuel Rd and Wells Branch Pkwy intersection in order to establish opportunities for future development. Approximately 23 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to General Business 1 (GB1) district, approximately 6 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to General Business 2 (GB2) district, approximately 18 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) district, and approximately 151 acres are proposed to be rezoned from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) district; all to be known as the Lisso Tract Rezoning. (REZ1908-01)

Jeremy Frazzell, Assistant Planning Director presented this item.

Mr. Frazzell gave an overview of the rezoning request. He stated that the rezoning request had previously come before the Commission in February and was denied by City Council. The applicant has since met with the neighborhood and worked to address concerns the residents had. The property was recently annexed into the City and given a zoning of Agriculture/Development Reserve "A" in 2018. Mr. Frazzell discussed the various land uses proposed by the applicant. Commissioner Romig asked about design standards for the development of the property. Mr. Frazzell stated that the design standards would be enforced at the time of platting and site plan permitting.

Commissioner Jackson questioned why the applicant wanted General Business 2 "GB2" instead of General Business 1 "GB1". Mr. Frazzell stated that the owner of the property had a specific use for the property that is not permitted in GB1. Commissioner Jackson stated that she was opposed to the GB2 zoning district because of the uses that would be allowed in the district.

Gary Robertson, 3351 Killingsworth Ln, stated that just down Wells Branch

Parkway the subdivision he lives in is adding 400 homes. He expressed concern for the traffic that would be funneled down Immanuel Rd. The new addition already approved is going to add to the traffic issues already present. Shannon McClenny, 805 Pigeon Forge, asked what the purpose of the Commission was and if the Commissioners were elected or appointed. Chair Epstein stated that the Commissioners were appointed by City Council and that their job was to access the zoning and planning of development projects. Ms. McClenny stated that there is flood plain on the property and expressed concerns that there wouldn't be enough of the trees preserved by the developer. She also stated that she has concerns for the traffic and safety of Immanuel Rd with the addition of the subdivision.

Scarlet McClenny, 805 Pigeon Forge Rd, read a letter emailed to her by Chuck Lesenick. The letter expressed concerns over traffic on Immanuel Rd as well as the environmental impact on the nearby waterways.

Atticus McClenny, 805 Pigeon Forge Rd, expressed concerns over traffic on Immanuel Rd. He stated that traffic already causes him to be late to school. He stated that he would be sad to see the green space he has known his whole life go away.

Omega Baker, 805 Pigeon Forge Rd, stated that the City should promote green spaces. She read a quote from the 2030 Comprehensive Plan. She also expressed frustration with the amount of notification given for the agenda of the meeting. It doesn't leave her much time to research and prepare.

Mindy Sue Cohen, 607 Jill Sue Circle, expressed concern with the water and wastewater capacity of the City. She feels the City struggles to provide already. She expressed dissatisfaction with the way the sign for notification was placed. She felt it was difficult to read when driving by the property.

Justin McClenny, 805 Pigeon Forge Rd, expressed concern with the safety and amount of traffic already on Immanuel Rd. He stated that there is a school located near the property and the additional traffic would negatively impact the school. He also expressed concern about the GB2 zoning district proposed on the south side of Immanuel Rd.

Cindy Speilman, 17907 Hayworth Cv, expressed frustration with seeing more and more open fields disappear within the City.

Dan Seligman, 410 Suzzane, stated he is not excited for the proposed GB2 zoning district. He expressed concerns with traffic on Immanuel Rd, traffic already backs up in the morning. He stated that he would like to see the developer widen Immanuel and put money towards infrastructure improvement in the area.

Lee Burton, 1304 Dove Haven Dr, stated that he is against the new development. He likes the quietness of the neighborhood and doesn't want to see it go. He feels the City's job is to protect the current citizens and not the developer.

Jollie Williams, 807 Dove Haven, expressed concern with developing so close to the flood plain. He doesn't want to see the green space disappear. He expressed concerns with traffic already present on Immanuel Rd.

Les Wall, 1614 Dove Haven, stated he would like to see the plans for improving the current roads before the City approves the rezoning of the property.

Angela Garcia, 1422 Crete Ln, expressed concerns with the GB2 zoning district and the development being so close to the flood plain.

Lee Burton spoke again highlighting the financial impact on the existing neighborhoods and what this would do to property values.

The owner representative, Ryan Maddox addressed concerns brought up by the residents that spoke during the public hearing. He stated that development already has a will serve letter from the City to provide water and wastewater.

The development with comply with the FEMA Atlas 14.

Commissioner Mitchell asked about the extension of Pfennig Ln from the north and what other connectors the developers would be building to help with traffic flow. Mr. Frazzell showed the Comprehensive Plan again and stated that it called for the extension of a connector from Immanuel Rd to the extension of Pfennig Ln.

Chair Epstein asked how many and what type of homes would be built in the development. Mr. Maddox stated that there would be approximately 500 homes with townhome and single family detached product types.

Commissioner Romig asked if the development would meet the minimum required set forth by the Unified Development Code (UDC) or if they would go above and beyond the minimum. He stated he would like to see more than what is required. He also stated that it would be illegal to prevent the owner from developing their land.

Charles dewain Selman, the owner of property addressed the Commission. He handed them copies of an agreement already in place for the property. He stated that the agreement would be executed if the rezoning of the property failed again.

Commissioner Romig motioned to close the public hearing. Commissioner Uddin seconded the motion. All in favor. Motion carried.

Commissioner Jackson stated again that she was against the GB2 zoning district south of Wells Branch Parkway. Mr. Frazzell stated that the Commission could recommend a different zoning district in the recommendation to City Council.

Commissioner Romig gave his thoughts on the property and doesn't feel the request is unreasonable.

Commissioner Uddin asked about the pros and cons of the GB2 zoning district.

Commissioner Romig motioned to table the item until the next meeting.

Commissioner Jackson seconded the motions. 2 Yay (Commissioner Jackson and Commissioner Romig) , 5 Nay (Chair Epstein, Vice Chair Ruiz, Commissioner Mitchell, Commissioner Guerrero, Commissioner Uddin). Motion failed.

Commissioner Guererro stated that roads are usually built to the land uses of the property.

Commissioner Guererro motioned to approved item 4A. Commissioner Mitchell seconded the motion. 3 Yay, 3 Nay, 1 abstain. Commissioners were advised that the Commissioner could not abstain. After clarification, it was determined that the member could abstain. The vote was retaken. 4 yay, 3 Nay. Motion carried.

Chair Epstein called for a 5 minute recess.

Aye: 4 - Commissioner Nasim Uddin, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

Nay: 3 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz and Chair Pat Epstein

4B [ORD-0476](#)

To receive public comment and consider a Specific Use Permit application for a proposed Automotive Repair and Service land use on a piece of a 0.748-acre tract of land situated in Lot 5, Block 4 Stone Hill Town Center subdivision in Pflugerville, Travis County, TX, generally located west of North State Highway 130 in the Stone Hill Town Center on the eastern extent of Limestone Commercial Drive, to be known as the Valvoline Instant Oil Change Specific Use Permit. (SUP1908-01)

Emily Fesette, Planner II, presented this item.

Ms. Fesette gave an overview of the property and the specific use permit (SUP) request. She highlighted the current zoning of the property and explained why a SUP has to be sought.

Commissioner Guerrero asked about the reduced street scape yard that was proposed. Ms. Fesette stated that surrounding properties were developed when requirements were reduced and so in order to keep continuity with the surrounding properties the City is recommending the reduced standards. The applicant for the request addressed the Commission and addressed questions and concerns.

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

Commissioner Mitchell motioned to approve item 4B. Vice Chair Ruiz seconded the motion. All in favor. Motion carried.

Aye: 7 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

4C [2019-7777](#)

To receive public comment and consider an application to Replat Lot 14R, Block 1 of the Replat of Lot 14, Block 1 of the Stone Hill Town Center, Lot 14 Replat No. 2 (201700189), to create Lots 14-D, 14-E, and 14-F. (FP1907-02)

Jeremy Frazzell, Assistant Planning Director, presented this item.

Mr. Frazzell gave an overview of the request to replat the property.

Commissioner Romig motioned to close the public hearing. Commissioner Jackson seconded the motion. All in favor. Motion carried.

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

Aye: 7 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

4D [2019-7778](#)

To receive public comment and consider an application to Replat Lot 2 of Dessau Center Subdivision, to create Lot 2A and Lot 2B. (FP1812-03)

Jeremy Frazzell, Assistant Planning Director, presented this item.

He gave an overview of the request to replat the property. Commissioner Romig stated he would not support the replat of the property.

Commissioner Guerrero motioned to close the public hearing. Vice Chair Ruiz seconded the motion.

Vice Chair Ruiz motioned to approve item 4D. Commissioner Mitchell seconded the motion. 6 yay, 1 Nay (Commissioner Romig). Motion carried.

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

Nay: 1 - Commissioner Robert Romig

4E [2019-7779](#)

To receive public comment and consider approving an application to Replat of Kuempel Tract, Phase 1, Section 1, Lot 3, Block A to create Lot 3A and Lot 3B. (FP1904-03)

Emily Fesette, Planner II, presented this item.

Ms. Fesette gave an overview of the replat request.

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

Vice Chair Ruiz motioned to approve item 4E. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

Aye: 7 - Commissioner Oscar R. Mitchell, Vice Chair Ceasar Ruiz, Commissioner Nasim Uddin, Chair Pat Epstein, Commissioner Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

6 Adjourn

Pat Epstein, Chairman, Planning and Zoning Commission

Commissioner Jackson motioned to adjourn the meeting. Commissioner Uddin seconded the motion. All in favor. Meeting adjourned at 9:44 pm.

Pat Epstein, Chairman
Planning and Zoning Commission

Respectfully, submitted on this 7th day of October, 2019.

Approved as amended