



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, October 7, 2019

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Jeremy Frazzell, Assistant Planning Director; Erin Sellers, Senior Planner; Ian Beck, Planner I; Kristin Gummelt, Planning Technician.

Commissioner Epstein, Chair, called the meeting to order at 7:02 pm.

Commissioner Romig arrived at 7:07 pm.

Present 6 - Commissioner Oscar R. Mitchell, Commissioner Nasim Uddin, Chair Pat Epstein, Vice Chair Geoff Guerrero, Commissioner Robert Romig and Commissioner Willie Jackson

Absent 1 - Vice Chair Ceasar Ruiz

2 Citizens Communication

There were none.

3 Consent Agenda

3A [2019-7784](#) Approving a Final Plat for The Rowe East, a 10.055 acre tract of land out of the Jacob Casner Survey No. 9, Abstract No. 2753 in Travis County, Texas (FP1904-01).

Withdrawn

3B [2019-7785](#) Approving a Final Plat for The Rowe West, a 5.058 acre tract of land out of the Jacob Casner Survey No. 9, Abstract No. 2753 in Travis County, Texas (FP1904-02).

Withdrawn

3C [2019-7876](#) Statutorily denying a Preliminary Plan for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (PP1907-01)

Approved on the Consent Agenda

Chair Epstein pulled item 3D to discuss and consider.

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

4 Public Hearing

4A [ORD-0482](#)

To receive public comment and consider an application to rezone approximately 120 acres consisting of an 81.15-acre tract located generally northwest of the SH 130 and E. Pflugerville Pkwy intersection and a 38.14-acre tract located generally northeast of the N. SH 130 North Bound Service Road and Falcon Village Ln intersection, from Urban Level 4 (CL4) district to Planned Unit Development (PUD), to be known as the NorthPointe PUD. (REZ1806-01)

Mr. Frazzell gave an overview of the request and location of the property. He talked about the history of the property and discussed the current zoning Corridor Level 4 (CL4). The request is a request to rezone the development to a Planned Unit Development (PUD). Mr. Frazzell stated this development is intended to be a mixed-use district. He outlined the proposed districts within the PUD and talked about permitted land uses in each district. He discussed mobility through the site and proposed extensions of Geraldine Drive and Colorado Sands Drive, pedestrian access through the site were highlighted. He discussed the Parks Commission's recommendations for the development. Chair Epstein asked if there is a possibility of moving the City center to this location. Mr. Frazzell stated that at this time those talks have not been included in this request. Commissioner Romig asked what specifically the parks money would be spent on. Mr. Frazzell stated that the proposed expenditure is on pages 34&35 of the agenda packet. Commissioner Guerrero asked about the Green Way West (GW) zoning district and why there was so many allowed uses if it is intended to be open space. Mr. Frazzell stated that the open spaces would also include the plazas that connects the establishments throughout the development. These would be patios and improved pedestrian spaces. Chip Mills spoke about the intent for the open spaces. The open spaces are intended to be predominantly pedestrian with the exception of Geraldine Drive. This connection is outlined in the Transportation Mater Plan. Commissioner Romig asked how the Parkland Dedication was calculated and what open spaces count towards the calculation. Mr. Mills spoke about what would be included in the parkland dedication and what the development will get credit for.

Mary Hegefeld, 18420 Blush Rose, stated she was concerned about the Neighborhood 1 (N1) zoning district. She stated that she does not agree with the permissible uses. A food truck park is concerning to her. The noise could potentially negatively affect the residents that live along the boundary.

Adam Wall, 2712 Auburn Chestnut Ln, handed the Commission a printout of what pedestrian access behind his house would look like. The field behind his house is elevated and pedestrians could possibly look over his fence when on the path. He's also concerned about student access behind his house. The increased foot traffic could bring more crime closer to him.

Mary Heep, 601 W Pfluger St, spoke on behalf of her mother that lives at the southern terminus of Colorado Sands Drive. She asked who would be responsible for extending Colorado Sands Drive. She is also concern about the East Core (EC) zoning district that abuts her mother's property. Mr. Frazzell stated that if the land use of her mother's property continues to be Single-Family then there will be a bufferyard required between her mother's property and the development.

Commissioner Guerrero motioned to close the public hearing. Commissioner

Uddin seconded the motion. All in favor. Motion carried.
 The Commission discussed the NI district and proposed uses. The EC district was further discussed and a proposal to extend the NI district to create a larger buffer between the Single-Family and the commercial uses was discussed. Commissioner Romig motioned to approved item 4A. Commissioner Uddin seconded the motion. All in favor. Motion carried.

4B [ORD-0485](#)

To receive public comment and consider an application to rezone an approximate 0.3 acre lot locally addressed as 204 N 1st St., from Single Family Residential (SF-S) to Office (O) district; to be known as Juarez Commercial Building Rezoning. (REZ1908-02)

Emily Fesette, Planner II presented this item.
 Ms. Fesette gave an overview of the property and request to rezone the property. The current owner is requesting to rezone the property from Single-Family Suburban (SF-S) to Office (O). She gave an overview of the permitted uses for the O zoning district. She also stated that the property is located in the Downtown District Overlay. At the time of site plan permitting the applicant would have to bring the property into conformance. Commissioner Romig asked if the property could remain residential if rezoned to Office. Ms. Fesette stated the current use could continue but would not be able to expand. The architect for the project, Jack Eure, addressed the Commission and answered questions. Commissioner Romig asked if the neighbors adjacent to the property had issue with the rezoning. Mr. Eure stated that neighbors were either supportive or indifferent to the rezoning. Commissioner Romig stated he would be a no vote on the rezoning because he is not in favor of piece mill rezoning the properties of downtown. He would like to see the block rezoned rather than one lot at a time.
 Commissioner Mitchell motioned to close the public hearing. Commissioner Romig seconded the motion. All in favor. Motion carried.
 Commissioner Mitchell motioned to approve item 4B. Commissioner Jackson seconded the motion. 5 yay, 1 Nay. Motion carried.

Aye: 5 - Commissioner Oscar R. Mitchell, Commissioner Nasim Uddin, Chair Pat Epstein, Vice Chair Geoff Guerrero and Commissioner Willie Jackson

Nay: 1 - Commissioner Robert Romig

5 **Discuss and Consider**

3D [2019-7894](#)

Approve the Planning and Zoning Commission Minutes for September 16, 2019 regular meeting.

Pulled
 Chair Epstein pulled item 3D from the consent item. She stated she would like to amend the minutes from September 16th, 2019 regular meeting to reflect the full vote for the item. Chair Epstein read her amendment for the September 16th minutes. Chair Epstein motioned to amend the September 16th, 2019 meeting minutes for item 3D. Commissioner Jackson seconded the motion. All in favor. Motion carried.

6 **Adjourn**

Commissioner Jackson made a motion to adjourn the meeting. Commissioner Uddin seconded the motion. All in favor. The meeting was adjourned at

8:37pm.

Pat Epstein, Chair
Planning and Zoning Commission
Respectfully, submitted on this 6th day of January 2020.