



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, December 2, 2019

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present: Jeremy Frazzell, Assistant Planning Director; Emily Fesette Planner II; Ian Beck, Planner I; Kazi Mohaimin, Admin Technician

Chair Epstein called the meeting to order at 7:00 pm

2 Citizens Communication

There were none.

3 Consent Agenda

- 3A [2019-8032](#) Consider and Approve the 2020 Planning and Zoning Commission meeting schedule.
- 3B [2019-7876](#) Approving 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)
- 3C [2019-7950](#) Approving a Final Plat 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. (FP1910-01)
- 3D [2019-7952](#) Approving a Final Plat for Carmel West Phase 3 Section 3; an approximate 1.479-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496; in Pflugerville Texas. (FP1910-02)
- 3E [2019-7921](#) Statutorily denying a Preliminary Plan for Pflugerville Apartment; a 40.360-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, Texas. (PP1910-03)
- 3F [2019-7938](#) Statutorily denying a Preliminary Plan for Hutto 130 Subdivision; a 5.93 acre tract of land located in the N.D Walling Survey No. 233; in Williamson County, Texas. (PP1910-01)
- 3G [2019-7939](#) Statutorily denying a Preliminary Plan for Star Ranch; a 14.85 acre tract

of land located in the N.D. Walling Survey No. 675 and N.D. Walling Survey No. 2722; in Williamson County, Texas. (PP1910-02)

3H [2019-7951](#) Approving a Final Plat for Carmel West Phase 3 Section 2; an approximate 105.261-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496 and Joseph Wiehl Survey No. 8, Abstract No. 802; in Pflugerville Texas. (FP1904-04)

3I [2019-8037](#) Statutorily denying a Final Plat for The Ridge at Blackhawk Phase 1, Section 1; an approximate 43.655-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Juan Zambrano Survey No. 38, Abstract No. 845; in Travis County, Texas. (FP1906-06)

3J [2019-8036](#) Statutorily denying a Final Plat for The Ridge at Blackhawk Phase 1, Section 2; an approximate 32.661-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (FP1908-02)

3K [2019-7997](#) Statutorily denying a Final Plat for Vine Creek Phase 5; a 14.764-acre tract of land out of the Juan Zambrano Survey No. 38, Abstract No. 844; Pflugerville, Texas. (PP1911-01)

Approved on the Consent Agenda

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

3L [2019-7943](#) Statutorily denying a Final Plat for Cielo South, a 21.455-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1909-01)

Item 3L was removed from the Consent Agenda for a separate action. Commissioner Guerrero recused himself. Commissioner Romig made a motion to staturoly deny the item as read. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

4 Public Hearing

4A [ORD-0499](#) To receive public comment and consider an application to rezone approximately 416.634 acres out of the W. Caldwell Survey, Section No. 66, Abstract No. 162 and out of the E. Kirkland Survey, Abstract No. 458 of Travis County, Texas, from Agriculture/Development Reserve (A), Urban (Level 4: CL4), and Urban Center (Level 5: CL5) to Planned Unit Development (PUD) district; to be known as the Lakeside Meadows PUD Rezoning. (REZ1906-01)

Jeremy Frazzell, Assistant Planning Director gave a presentation on a proposed rezoning of a potential development, project titled Lakeside Meadows, from Agriculture/Development Reserve (A), Urban

(Level 4: CL4), and Urban Center (Level 5: CL5) to a Planned Unit Development (PUD).

Commissioner Romig asked about the ideal location of the parkland, Mr. Frazzell stated the proposed plan allows for optimal parkland and trail connection.

Vice Chair Ruiz asked about the current homes on the proposed CI Section of development, Mr. Frazzell responded that the current homeowners are willfully relocating for the development.

Commissioner Romig asked about the parkland dedication facing towards Pflugerville Parkway rather than commercial property to the design team, Mitch Ryke of Vista Planning and Design stated that parkland corridors were created for better access to parkland for everyone.

Vice Chair Ruiz asked about Pflugerville Parkway going through the potential development and the proposed roundabout and if that can handle potential traffic flows, Mr. Ryke gave the assurance it would be.

Commissioner Jackson asked about the public's access on foot through Pflugerville Parkway in relation to the potential development. Mr. Ryke stated there are trails in place to accommodate this.

Merle Weiss of 17500 Weiss Lane asked about the intersection of Weiss Lane and East Pecan street and if ample space had been left for the future widening of Weiss Lane. Emily Barron, Planning Director stated that this was taken account of through the transportation masterplan and as the project moves through the stages of development progress, this dedication would be accounted for. Ms. Weiss also questioned the potential restructuring of Pflugerville Parkway with the roundabout. James Kirby, the developer stated that the reason for the road restructuring was intended to achieve a more efficient continuous flow of traffic. Ms. Weiss also asked about the extension of Pflugerville Parkway and how it relates to this development. Ms. Barron stated that this proposed structuring has been taken account of the future plans to extend and expand Pflugerville Parkway as a major road eastwards within the City.

Commissioner Romig made a motion to approve item 4A. Commissioner Uddin seconded the motion. All in favor. Motion carried.

Commissioner Romig further about parkland dedication. Mr. Frazzell stated the potential development's connection to adjacent parklands and outlined one of the key aims of the project is to provide mixed-use benefits, where land uses would converge infusing commercial and industrial development with residential living.

Vice Chair Ruiz made a motion to approve item 4A. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

4B [ORD-0500](#)

To receive public comment and consider an application to rezone approximately 93.559 acres out of the Sefrin Eiselin Survey No. 4, Abstract No. 265 of Travis County, Texas, from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) district; to be known as

the Project Charm PUD Rezoning. (REZ1911-01)

Jeremy Frazzell, Assistant Planning Director gave a presentation on a proposed rezoning of a potential development, project titled Project Charm from an Agriculture/Development Reserve (A) to a Planned Unit Development (PUD).

Commissioner Romig asked if parkland was required for commercial developments to which Mr. Frazzell there are provision for impervious cover. Commissioner Romig then asked of the property owners to the East, West and North of the proposed development. Ms. Barron stated it is the same property owner to all three sides as to the property owner of this development and that City staff had recently received an application for rezoning of the land to the North and West which would come before the Commission at the next meeting.

Vice Chair Ruiz asked if construction had begun for this development to which Ms. Barron stated no but the City's waste water extensions were taking place around the area due to an easement.

Commissioner Jackson asked about the extension of Pfennig Lane and the extant of expansion for the road. Ms. Barron replied it would be a 4-lane road.

Commissioner Romig asked if considerations had been taken to this potential development and its height of 96 feet in relation to a residential neighborhood lies west from it. Commissioner Jackson reiterated this also and what kind of buffer would exist. Reese Connor the civil engineer on the development and Amanda Swore of Drenner Group explained that with the extension of Pfennig Lane there will be an 8-foot wall and further landscaping acting as a buffer to adjacent streets and neighborhoods nearby.

Commissioner Romig asked about the parking spaces allocated and how much of this space would be inhabited throughout the year. Jonathan Stites of Seefried Properties, the developer on this project stated that occupancy of the parking would be seasonal and would differ throughout the year.

Vice Chair Ruiz asked if this developer would set a trend and develop neighboring areas or around. Mr. Stites stated that this developer has traditionally looked to expand once it has a foothold in a place however could not give any indication if this would be the case here.

Commissioner Romig made a motion to close the public hearing, Commissioner Mitchell seconded the motion. All in favor, motion carried.

Commissioner Romig asked City staff if this locations and around would serve as a hub for Industrial use in the future. Ms. Barron stated less for industrial strictly more so land use planning in and around the area would focus on providing various types of employment.

Commissioner Romig made a motion to approve item 4B. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

5 Discuss and Consider

6 Adjourn

Commisioner Jackson made a motion to adjourn the meeting. Commissioner Uddin seconded the motion. All in favor. Motion carried. The meeting was adjourned 8:37pm.

Pat Epstein, Chair

Planning and Zoning Commission

1. Respectfully, submitted on this 3rd day of February 2020.