



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, November 4, 2019

7:00 PM

100 E. Main St., Suite 500

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#### Regular Meeting

#### 1 Call to Order

Jeremy Frazzell, Assistant Planning Director; Ian Beck, Planner I; Kristin Gummelt Planning Technician; Kazi Mohaimin Admin Technician.

Chair Epstein Called the meeting to order at 7:02 pm.

Commissioner Guerrero was absent.

#### 2 Citizens Communication

There were none.

#### 3 Consent Agenda

- 3A** [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)
- 3B** [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)
- 3C** [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)
- 3D** [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)
- 3E** [2019-7940](#) Statutorily denying a Final Plat for Kuempel Commercial Subdivision; a 15.76-acre tract out of the Peter Conrad Survey NO. 71, Abstract NO. 200 in Pflugerville, Texas. (FP1906-05)
- 3F** [2019-7942](#) Statutorily denying a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 29.577-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP1908-03)

- 3G**    [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)
- 3H**    [2019-7944](#)       Statutorily denying a Final Plat for Cielo North, a 13.361-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1906-03)
- 3I**    [2019-7945](#)       Statutorily denying a Final Plat for Pflugerville Acres II, Phase 2 Resubdivision of Lot 48, a 5.05-acre tract of land out of the Peter Conrad Survey NO. 71, The D.B. Gracy Surey NO. 3, and the John C. Lee Survey NO. 35, Travis County, Texas. (FP1906-02)
- 3J**    [2019-7946](#)       Statutorily denying a Preliminary Plan for Cielo North; a 28.316-acre tract of land out of the S. Darling Survey NO. 102; Pflugerville, Texas. (PP1906-01)
- 3K**    [2019-7950](#)       Statutorily denying 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)
- 3L**    [2019-7951](#)       Statutorily denying 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)
- 3M**    [2019-7952](#)       Statutorily denying 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)
- 3N**    [2019-7953](#)       Statutorily denying a Preliminary Plan for The Ridge at Blackhawk Phase 1; an approximate 76.317-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, the Juan Zambrano Survey No. 79, Abstract No. 844, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (PP1809-01)
- 3O**    [2019-7954](#)       Statutorily denying a Final Plat for Prasla Subdivision; an approximate 6.02-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753; in Travis County, Texas. (PP1908-01)

**Approved on the Consent Agenda**

**Kazi Mohaimin read the consent agenda.**

**Chair Epstein motioned to approve the consent agenda as read.**

**Commissioner Romig seconded the motion. All in favor. Motion carried.**

## **4 Public Hearing**

[ORD-0488](#)

To receive public comment and consider an application for a Specific Use Permit for a proposed expansion of a Bar/Tavern in the Downtown District on an approximate 1-acre tract located generally northeast of the N. Railroad Ave and E. Pecan St intersection; locally addressed as 200 E. Pecan St.; to be known as the Three Legged Goat Expansion Specific Use Permit. (SUP1909-01)

Emily Fesette, Planner II presented this item.

Ms. Fesette gave an overview of the specific use permit for an extension of 'The Three Legged Goat' a bar tavern located in downtown Pflugerville.

Commissioner Romig asked about the expansion and if such a permit exists for neighboring 'El Rincon'. Ms. Fesette stated that El Rincon is a restaurant and restaurants have that right currently in the downtown area.

Commissioner Mitchell had concerns about the parking. Ms. Fesette acknowledged parking is an issue however, there are plans for more efficient parking being investigated currently and the plans for adjacent streets for additional parking.

Commissioner Mitchell questioned the businesses in the region operating similar hours and parking concerns. Ms. Fesette acknowledged these concerns.

Commissioner Romig asked whether the SUP would continue to exist with the land or end with tenants changing. Ms. Fesette stated it would remain with the land.

Jennifer Sandifer, 16215 Malden Dr expressed parking concerns and requested this hearing be moved to a later date so that more residents had time to analyze this request.

Commissioner Romig and Mitchell again clarified the area for the expansion to which the applicant exhibited on the projector screen.

Commissioner Romig outlined the fact that the building owner perhaps should be present in asking for an expansion rather than one tenant, which may eventually leave the property, but the SUP for the expansion will remain on the property.

Ms. Fesette and Jeremy Frazzell, Assistant Planning Director outlined that the commission can approve but provide conditions for approval.

Chair Epstein motioned to approve the SUP with the conditions of expansion of 1600 sq ft so that there is enough expansion space for the future without needing to pay for expansion applications each time. All approved. Motion carried.

## 5 Discuss and Consider

[RES-0668](#)

Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance

and Evaluation Report (CAPER) for Program Year 2018.

Kristin Gummelt, Planning Technician gave a presentation recommending the approval of the Community Development Block Grant (CDBG).

Commissioner Ruiz made a motion to recommend and adjourn, Commissioner Romig seconded. All in favor. Motion carried to recommend to Council for approval.

## 6 Adjourn

Commissioner Ruiz made a motion to adjourn, Commissioner Romig seconded. All in favor.

The meeting was adjourned 7:57pm.

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Pat Epstein, Chairman  
Planning and Zoning Commission