



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, March 1, 2021

7:00 PM

100 E. Main St., Suite 500

Regular Meeting (Telephone/Video Conference)

NOTICE IS HEREBY GIVEN In accordance with order of the Office of the Governor issued March 16, 2020, the Capital Improvement Advisory Committee of the City of Pflugerville will conduct a video/telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19). There will be no public access to the location described above.

This Meeting Agenda, and the Agenda Packet, are posted online at <https://pflugerville.legistar.com>

This telephonic/video meeting will be hosted through WebEx.
Meeting Link: <https://pflugervilletx.webex.com/pflugervilletx/onstage/g.php?MTID=e4dcff1b3fc1fda1cb5c477962c82b861>

Access Code: 187 078 6085
Dial-in number: United States Toll +1-408-418-9388 (US Toll)

Public comment will only be allowed via telephone/video conference. All speakers must register to speak at least 2 hours in advance of the meeting. Speakers must call in at least 15 minutes prior to the meeting start in order to speak. Written comments may also be submitted 2 hours in advance of the meeting.

To register to speak or to submit written comments, please email: planning@pflugervilletx.gov at least 2 hours in advance of the meeting.

A recording of the telephone/video meeting will be made, and will be available to the public in accordance with the Open Meetings Act upon written request.

The meeting will be available live for viewing on PFTV on the City website: <https://www.pflugervilletx.gov/city-government/communications/pftv>

1 Call to Order

Staff present: Emily Barron, Planning and Development Services Director; Jeremy Frazzell, Assistant Planning Director; Erin Sellers, Principal Planner; Emily Draughon, Planner II; Ian Beck, Planner I; Kristin Gummelt, Planner I; Kazi Mohaimin, Admin Technician.

Chair Romig called the Virtual meeting to order at 7:00 pm.

Chair Romig took a roll call of the Commissioners present:

- Commissioner Johnson (arrived late)
- Commissioner Romig
- Commissioner Hudson
- Commissioner Seligman
- Commissioner Hickman
- Commissioner Crain

2 Citizens Communication

There were none.

2A The Planning and Zoning Commission welcomes comment on items relevant to the Planning and Zoning not already scheduled on tonight's agenda. In accordance with the Texas Attorney Generals' opinion, any public comment that is made on an item that is not on the published agenda will only be heard by the Commission. No formal action, discussion, deliberation, or comment will be made by the Commission. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

3 Presentation

3A Presentation regarding the status of the Aspire Pflugerville 2040 Comprehensive Plan.

Erin Sellers, Principal Planner made a presentation regarding the status of the Aspire Pflugerville 2040 Comprehensive Plan.

3B Presentation regarding the subdivision process and the role of the Planning and Zoning Commission.

Emily Draughon, Planner II made a presentation regarding the subdivision process and the role of the Planning and Zoning Commission.

Chair Romig asked when the Commission is examining and voting on subdivisions, is the initial Preliminary plan judged based on the code and not what was discussed at the P&Z meeting? Ms. Draughon replied the discussions are taken into consideration with the developer while overall ensuring the plan adheres to the Code.

Commissioner Crain asked if the Commission's role is to vote on whether or not a zoning request meets the code, and not the Commission's opinion? Emily Barron, Planning and Development Services Director stated when considering rezonings, the Commissioner's role is to consider do all the land uses fit within the requested zoning district is appropriate and consider the related development criteria provided by the code? As for subdivisions presented to the Commission has already been vetted by staff to ensure the subdivision meets all the requirements of the code.

4 Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda, it will be moved to the Regular Agenda for further consideration.

- 4A Approve the Planning and Zoning Commission Minutes for January 4, 2021 regular meeting.

Attachments: [Minutes January](#)

- 4B Approve the Planning and Zoning Commission Minutes for February 1, 2021 regular meeting.

Attachments: [Minutes February](#)

- 4C Approving a Final Plat for 19365 Wilke Lane; an 18.06-acre tract of land out of the Thomas G. Survey No. 6, Abstract No. 689, Travis County, Texas. (FP2011-03)

Attachments: [19365 Wilke Lane FP Staff Report](#)
[19365 Wilke Lane Final Plat](#)

Kazi Mohaimin read the Consent Agenda.

Vice Chair Mitchell made a motion to approve the Consent Agenda. Commissioner Hudson seconded. All in favor. Motion passes 7-0.

5 Discuss and Consider

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

- 5A Discuss and consider a Subdivision Waiver to Subchapter 15.5 to not require a Preliminary Plan for the parent tract for property located generally southwest of the Biltmore and Pecan St intersection, to be known as RNDC Timmerman Preliminary Plan Waiver (2021) (FP2102-06).

Attachments: [Staff Report](#)

Jeremy Frazzell made a presentation to discuss and consider a Subdivision Waiver to Subchapter 15.5 to not require a Preliminary Plan for the parent tract of the project known as RNDC Timmerman Preliminary Plan Waiver.

Commissioner Seligman asked if the two properties in question are separately

owned? Mr Frazzell replied yes.

Chair Romig asked about the Helios way extension masterplan, and if there were any discrepancies with the plan? Mr Frazzell replied no, it is consistent with the plans for the area.

Vice Chair Mitchell made a motion to approve the subdivision waiver. Commissioner Hickman seconded. All in favor. Motion passes 7-0.

6 Adjourn
Robert Romig, Chair, Planning and Zoning Commission

The Planning and Zoning Commission may retire to executive session any time between the meeting opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code. Action, if any, will be taken in open session.

Robert Romig, Chair

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on or before February 26, 2021 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Karen Thompson, City Secretary

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Ali Abdelfattah, Americans with Disabilities Act (ADA) Coordinator, at alia@pflugervilletx.gov or 512-990-6300 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

By Other Elected or Appointed Officials:

It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for the City Council or board, commission or committee subject to the Texas Open Meetings Act.

Commissioner Seligman made a motion to adjourn. Vice Chair Mitchell seconded. All in favor. Meeting adjourned at 7:58pm.