



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, July 6, 2020

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 Planning and Zoning Commission 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=ed54a8f7b7607dc397ca13e811b72f89d>

Access Code: 146 433 3679
Dial-in number: United States Toll +1-408-418-9388

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. All public comment will occur at the beginning of the meeting under the public comment item. 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 Director; Jeremy Frazzell, Assistant Planning Director; Erin Sellers, Senior Planner; Emily Draughon, Planner II; Ian Beck, Planner I; Kristin Gummelt, Planning Technician; Kazi Mohaimin, Admin Technician.

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

Chair Epstein took a roll call of the Commissioners present:

Chair Epstein
Vice Chair Guerrero
Commissioner Mitchell
Commissioner Ruiz
Commissioner Romig (Absent)
Commissioner Hudson
Commissioner Seligman (Arrived late)

2 Citizens Communication

There were none.

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 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.

- 3A** Approve the Planning and Zoning Commission Minutes for June 1, 2020 regular meeting.

Attachments: [Minutes Worksession](#)
[Minutes P&Z](#)

- 3B** Approving a Preliminary Plan for Spanish Oak; an approximate 1.517-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, Pflugerville, Texas. (PP2003-01)

Attachments: [Spanish Oak Preliminary Plan Staff Report](#)
[Spanish Oak Preliminary Plan](#)

- 3C** Approving a Final Plat for Spanish Oak; an approximate 1.517-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99,

Pflugerville, Texas (FP2004-02)

Attachments: [Spanish Oak Final Plat Staff Report](#)
 [Spanish Oak Final Plat](#)

3D Statutorily denying an application to Replat Lot 14-D, Block 1 consisting of 20.3586 acres out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Travis County, TX. (FP2006-01)

Attachments: [Replat Lot 14-D Stone Hill Town Center Staff Report](#)
 [Replat Lot 14-D Stone Hill Town Center Comments](#)

3E Statutorily denying a Preliminary Plan for Wuthrich Hill Farms Section Two, a 48.575-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas. (PP2004-01)

Attachments: [Wuthrich Hill Farms Section 2 Preliminary Plan Staff Report](#)
 [Wuthrich Hill Farms Section 2 Preliminary Plan Comments](#)

3F Statutorily denying a Preliminary Plan for Village at Wells Branch; a 35.16-acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791; in Pflugerville, Texas. (PP2005-02)

Attachments: [Village at Wells Branch Preliminary Plan Staff Report](#)
 [Village at Wells Branch Preliminary Plan Comments](#)

3G Statutorily denying a Preliminary Plan for Quik Trip 4147; an approximate 12-acre tract of land out of the William Caldwell Survey No. 66, Abstract No. 162; in Pflugerville, Texas. (PP1811-01)

Attachments: [Quik Trip 4147 Preliminary Plan Staff Report](#)
 [Quik Trip 4147 Preliminary Plan Comments](#)

3H Approving 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)

Attachments: [Cielo North PP Staff Report](#)
 [Cielo North Preliminary Plan](#)

3I Statutorily denying a Preliminary Plan for The Grove at Blackhawk; a 152.342-acre tract of land out of the James P Kempe survey No.12, Abstract No. 464 and the Juan Zambrano Survey, Abstract No. 845 in Travis County, Texas. (PP1909-01)

Attachments: [The Grove at Blackhawk PP Statutory Denial Staff Report](#)
 [The Grove at Blackhawk PP Comments](#)

3J Statutorily denying a Final Plat for Village at Wells Branch; a 28.849-acre

tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791; in Pflugerville, Texas. (PP2006-02)

Attachments: [Village at Wells Branch Final Plat Staff Report](#)
[Village at Wells Branch Final Plat Comments](#)

3K Statutorily denying a Final Plat for Wuthrich Hill Farms Section Two-A, a 33.596-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas. (FP2006-03)

Attachments: [Wuthrich Hill Farms Section Two-A Final Plat Staff Report](#)
[Wuthrich Hill Farms Section Two-A Final Plat Comments](#)

3L Approving 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)

Attachments: [Cielo North Ph 1 Final Plat Staff Report](#)
[Cielo North Ph1 Final Plat Comments](#)

3M Statutorily denying a Final Plat for Star Ranch NE Subdivision; an approximate 21.011-acre tract of land out of the N.D. Walling Survey, Abstract No. 675 and N.D. Walling Survey, Abstract No. 2722; Williamson County, Texas (FP2004-03)

Attachments: [Star Ranch NE FP Statutory Denial Staff Report](#)

Kazi Mohaimin read the consent agenda.

Items 3H and 3L were pulled due to Vice Chair Guerrero's association with the Projects.

Commissioner Mitchell made a motion to approve the Consent Agenda excluding the pulled items. Commissioner Ruiz seconded. All in favor. Motion passes 5-0.

Vice Chair Guerrero recused himself. Commissioner Ruiz made a motion to approve Items 3H and 3L. Commissioner Mitchell seconded. All in favor. Motion passes 5-0.

4 Public Hearing

The Commission welcomes comment on the following items. 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.

4A To receive public comment and consider an application to rezone an approximate 41.31-acre tract of land out of the Austin A Survey 19, Abstract NO 38 and the Zambrano J Survey 38, Abstract 844 from Agriculture/Development Reserve (A) to Single Family Residential

(SF-R); to be known as Enclave at Cele Rezoning. (REZ2006-01)

Attachments: [Enclave at Cele Rezoning Staff Report](#)
 [Enclave at Cele Rezoning Location Map](#)
 [Enclave at Cele Rezoning Ordinance](#)

Emily Draughon, Planner II made a presentation to consider a 41.31acre tract of land rezoning to be known as the Enclave at Cele Rezoning. The applicant was also present.

Chair Epstein read and acknowledged any public comment and ask for discussion on the item.

No public to speak.

Commissioner Hudson asked about the mention of diverse housing choices. Ms Draughon replied that from the preliminary plans presented the Developer may explore the possibility of different home builds with the variety of lots available.

Commissioner Mitchell asked about the water and wastewater to the area proposed. Ms Draughon replied that Manville will be supplying the water and the Developer is in talks with neighboring Vine Creek Subdivision about waste water as they have an approved Lift Station and it has capacity to serve this potential Neighborhood.

Commissioner Mitchell made a motion to close the public hearing. Vice Chair Guerrero seconded. All in favor.

Chair Epstein - Yes
Vice Chair Guerrero - Yes
Commissioner Mitchell - Yes
Commissioner Ruiz- Yes
Commissioner Hudson - Yes
Commissioner Seligman - Yes

Motion passes 6-0.

Commissioner Mitchell made a motion to approve the request. Vice Chair Guerrero seconded to approve as requested. All in favor.

Chair Epstein - Yes
Vice Chair Guerrero - Yes
Commissioner Mitchell - Yes
Commissioner Ruiz- Yes
Commissioner Hudson - Yes
Commissioner Seligman - Yes

Motion passes 6-0.

5 Discuss Only

5A Discussion regarding Downtown code amendments.

Attachments: [UDC Subchapter 4. Downtown District Overlay - Proposed Code Amendments](#)
 [UDC Subchapter 9. Downtown Architectural Design Standards - Proposed Code Amendments](#)

Erin Sellers, Senior Planner made a presentation regarding Downtown code amendments.

Commissioner Seligman asked what is the architectural exception that this area falls within?

Ms Sellers replied that any area that is deemed to be culturally or historically significant by April 1st, 2019 the City is able enforce the building material requirements.

Commissioner Mitchell asked about the Transitional Compatibility Zone (TCZ) why didn't it go through the length along Walnut St?

Ms Sellers replied that the outer boundary is not within the Downtown district.

Chair Epstein asked about the level of maximum impervious cover; Ms Sellers replied that for Single Family residential homes it is 70% and at least 30% landscape requirement.

Commissioner Mitchell mentioned that it would be a good idea to send notices to business/property owners in downtown overlay.

5B Discussion regarding the new Comprehensive Plan.

Erin Sellers, Senior Planner made a presentation regarding the new Comprehensive Plan.

6 Discuss and Consider

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.

6A Discuss and consider recommending approval of the Community Development Block Grant (CDBG) program proposed 2020 Action Plan.

Attachments: [2020 Action Plan Draft](#)
 [Project Priority Location Map](#)
 [CDBG 2020 Action Plan Presentation](#)
 [RESOLUTION - 2020 Action Plan](#)

Kristin Gummelt, Planning Technician made a presentation to Discuss and consider recommending approval of the Community Development Block Grant (CDBG) program proposed 2020 Action Plan.

Commissioner Mitchell made a motion to approve. Commissioner Seligman seconded the motion. All in favor.

Chair Epstein - Yes

Vice Chair Guerrero - Yes

Commissioner Mitchell - Yes

Commissioner Ruiz- Yes

Commissioner Hudson - Yes

Commissioner Seligman - Yes

Motion passes 6-0.

7 Adjourn
Pat Epstein, 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.

Pat Epstein, 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 July 2, 2020 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 Aileen Dryden, Americans with Disabilities Act (ADA) Coordinator, at aileend@pflugervilletx.gov or 512-990-6400 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. Commissioner Mitchell seconded. All in favor. Meeting adjourned at 8:46pm.

Chair Epstein took a roll call of the Commissioners present:

Chair Epstein
Vice Chair Guerrero
Commissioner Mitchell

Commissioner Ruiz
Commissioner Romig (Absent)
Commissioner Hudson
Commissioner Seligman

Pat Epstein, Chair
Planning and Zoning Commission
Respectfully, submitted on this 3rd day of August 2020.