



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, August 3, 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=efbaae395c630c40da955c59b4eeb4417>

Access Code: 146 121 9740
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; Kazi Mohaimin, Admin Technician.

Vice Chair Guerrero called the Virtual meeting to order at 7:01 pm.

Vice Chair Guerrero took a roll call of the Commissioners present:

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

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 July 6, 2020 regular meeting.

Attachments: [Minutes July 6, 2020](#)

3B 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](#)

3C Approving 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](#)

3D 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 FP Staff Report](#)
[Cielo North Ph 1 Final Plat](#)

3E Statutorily denying a Preliminary Plan for Enclave at Cele; a 41.3-acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38 and the Juan Zambrano Survey No. 38, Abstract No. 645; in Pflugerville, Texas. (PP2005-01)

Attachments: [Enclave at Cele Preliminary Plan Staff Report](#)
[Enclave at Cele Preliminary Plan Comments](#)

3F Statutorily denying a Preliminary Plan for Carmel East; an approximate 289.64 acres of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (PP1908-01)

Attachments: [Carmel East Preliminary Plan Staff Report](#)
[Carmel East Preliminary Plan Comments](#)

3G Statutorily denying a Preliminary Plan for Lakeside Meadows; an approximate 320-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162 and the E. Kirkland Survey, Abstract No. 458; in Pflugerville, Texas. (PP2002-01)

Attachments: [Lakeside Meadows Preliminary Plan Staff Report](#)
[Lakeside Meadows Preliminary Plan Comments](#)

3H 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](#)

3I Approving a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 27.977-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP1908-03)

Attachments: [Lifestyle Communities Ph 1 FP Staff Report](#)
[Lifestyle Communities Ph 1 Final Plat](#)

3J Statutorily denying a Final Plat for Lot 2, Block A Lakeside Industrial Phase 2; a 16.350-acre tract of land out of the W. Caldwell Survey, Abstract No. 162; in Pflugerville, Texas. (FP2007-04)

Attachments: [Lakeside Meadows Industrial Ph. 2 Final Plat Staff Report](#)
[Lakeside Meadows Industrial Ph. 2 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 2A Final Plat Staff Report](#)
[Wuthrich Hill Farms Section 2A Final Plat Comments](#)

3L Statutorily denying a Final Plat for Quik Trip 4147; an approximate 3.081-acre tract of land out of the William Caldwell Survey No. 66, Abstract No. 162; in Pflugerville, Texas. (FP1901-01)

Attachments: [Quik Trip Final Plat Staff Report](#)
[Quiktrip Final Plat Comments](#)

3M Statutorily denying a Final Plat for Lakeside Meadows Ph. 1; a 22.060-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2002-01)

Attachments: [Lakeside Meadows Industrial Ph. 1 Final Plat Staff Report](#)
[Lakeside Meadows Industrial Ph. 1 Final Plat Comments](#)

3N Conditionally approving 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 Staff Report](#)
[Star Ranch NE Final Plat](#)

3O Statutorily denying a Final Plat for The Grove at Blackhawk Section 1; a 26.140-acre tract of land out of the James P. Kempe Survey No. 12 Abstract No. 464; Travis County, Texas. (FP2003-02)

Attachments: [Grove at Blackhawk Sec 1 FP Statutory Denial Staff Report](#)
[Grove at Blackhawk Sec 1 FP Comments](#)

3P Conditionally approving a Final Plat for Hutto 130 Subdivision; an approximate 5.925 acre tract of land out of the N.D Walling Survey, No.

233, Williamson County, Texas (FP2007-02)

Attachments: [Hutto 130 FP Staff Report](#)
[Hutto 130 Final Plat](#)

3Q

Approving a Final Plat for Vine Creek Phase 2 Subdivision; an approximate a 25.097 acre tract of land situated in the Juan Zambrano Survey No. 38, Abstract No. 844, and being a part of the remnant portion of the called 147.16 acre tract of land conveyed to Midtex Partners, Ltd., recorded in document No. 2002240814 of Travis County, Texas (FP2007-01)

Attachments: [Vine Creek Ph 2 FP Staff Report](#)
[Vine Creek Ph 2 Final Plat](#)

Kazi Mohaimin read the Consent Agenda.

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

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

Vice Chair Guerrero recused himself. Commissioner Romig made a motion to approve Items 3H and 3L. Commissioner Ruiz 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

Conduct a public hearing and approve an application to Replat Lot 14-D, Block 1 Stone Hill Town Center 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](#)

Jeremy Frazzell, Assistant Planning Director made a presentation to consider an application to replat Lot 14-D, Block 1 Stone Hill Town Center to divide and create an additional Lot for future development.

Commissioner Romig asked if the creation of the additional Lot would be sold as a separate parcel or together to the new property owner to the West. Mr. Frazzell stated that it would be as one.

Commissioner Romig made a motion to close the public hearing.

Commissioner Seligman seconded. All in favor.

Commissioner Mitchell - Yes
 Commissioner Ruiz - Yes
 Commissioner Romig - Yes
 Commissioner Hudson - Yes
 Commissioner Seligman - Yes
 and Vice Chair Guerrero - Yes

Motion passes 6-0.

Commissioner Romig made a motion to approve the request. Commissioner Hudson seconded to approve as requested. All in favor.

Commissioner Mitchell - Yes
 Commissioner Ruiz - Yes
 Commissioner Romig - Yes
 Commissioner Hudson - Yes
 Commissioner Seligman - Yes
 and Vice Chair Guerrero - Yes

Motion passes 6-0.

5 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.

5A Discuss and consider approving the resolution adopting a Community Development Block Grant (CDBG) Amended Citizen Participation Plan.

Attachments: [2020 Citizen Participation Plan Draft Resolution](#)

Emily Barron, Planning Director made a presentation to conduct a public hearing and consider approving the resolution adopting a Community Development Block Grant (CDBG) Amended Citizen Participation Plan.

Commissioner Hudson asked due to public comment not being necessary, would this not come before the Planning and Zoning Commission and go directly to Council instead? Ms. Barron stated that the goal was to bring it to P&Z as the Commission serves as the Advisory Committee, however it may go to Council directly if a quick action is required.

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

Commissioner Mitchell - Yes

Commissioner Ruiz - Yes
Commissioner Romig - Yes
Commissioner Hudson - Yes
Commissioner Seligman - Yes
and Vice Chair Guerrero - Yes

Motion passes 6-0.

Motion passes 6-0.

6 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 31, 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 7:27pm.

Vice Chair Guerrero took a roll call of the Commissioners present:

Chair Epstein (Absent)
Commissioner Mitchell
Commissioner Ruiz

Commissioner Romig
Commissioner Hudson
Commissioner Seligman

Pat Epstein, Chair
Planning and Zoning Commission
Respectfully, submitted on this 21st day of September 2020.