



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, November 2, 2020

7:00 PM

100 E. Main St., Suite 500

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#### 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=e333390c238fddad89b11e3ac63b2bf3d>

Access Code: 146 757 3923  
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](mailto: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.

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

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

**Present** 5 - Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

**Absent** 2 - Chair Pat Epstein and Commissioner Ceasar Ruiz

**2 Citizens Communication**

**3 Consent Agenda**

**3A** [2020-8718](#) Consider and Approve the 2021 Planning and Zoning Commission meeting schedule.

**3B** [2020-8423](#) Approving 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)

**3C** [2020-8645](#) Approving a Final Plat for Lisso Tract Phase 2, a 38.138-acre tract of land out of the Alexander Walters Survey NO. 67, Pflugerville, Texas. (FP2008-01)

**3D** [2020-8488](#) Approving 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. (FP2006-02)

**3E** [2020-8378](#) Approving 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)

**3F** [2020-8756](#) Statutorily denying a Preliminary Plan for Hill Country Bible Church; a 48.126-acre tract of land out of the John Van Winkle Survey Abstract No. 786 and the E. Bebee Survey, Abstract No. 53; in Pflugerville, Texas. (PP2010-01)

**3G** [2020-8258](#) 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)

**3H** [2020-8093](#) Statutorily denying a Preliminary Plan for Lakeside Meadows; a 96.60-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (PP1912-05)

**3I** [2020-8257](#) 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)

- 3J     [2020-8422](#)     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)
  
- 3K     [2020-8681](#)     Statutorily denying a Preliminary Plan for The Commons at Heatherwilde, consisting of approximately 45.76-acres of land out of the John Van Winkle Stuart Survey, Abstract No. 786 and the Alexander Walters Survey No. 67, Abstract 791 in Travis County, Pflugerville, Texas. (PP2008-03)
  
- 3L     [2020-8758](#)     Statutorily denying an application to Replat Lot 3, Block A Picadilly Estates, consisting of 6.26 acres out of the James Casner Survey No. 103, Abstract No. 2538 and the John Van Winkle Survey No. 14, Abstract No. 786 in Pflugerville, TX. (FP2010-02)
  
- 3M     [2020-8353](#)     Approving 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)
  
- 3N     [2020-8646](#)     Statutorily denying a Preliminary Plan for Villarreal Development Project; an 8.31-acre tract of land out of the George M. Martin Survey No. 9, Abstract No. 529, Travis County, Texas. (PP2008-01)
  
- 3O     [2020-8764](#)     Statutorily denying a Preliminary Plan for Heatherwilde 45 Lot 4; a 7.175-acre tract of land out of the Thomas G. Stewart Survey No. 6, Abstract No. 689, Pflugerville. (PP2010-02)
  
- 3P     [2020-8763](#)     Statutorily denying a Preliminary Plan for Wilke Lane Multi-Family; an 18.06-acre tract of land out of the Thomas G. Stewart Survey No. 6, Abstract No. 689, Pflugerville. (PP2010-03)

**Kazi Mohaimin read the Consent Agenda.**

**Commissioner Mitchell made a motion to approve the Consent Agenda. Commissioner Seligman seconded. All in favor. Motion passes 5-0.**

**Discuss and Consider**

[RES-0773](#)     Discuss and Consider the proposed Community Development Block Grant (CDBG) program 2020 Action Plan.

**Kristin Gummelt, Planner I gave a presentation on an amendment to the Community Development Block Grant that was approved in August.**

**Commissioner Seligman asked about the specifics of the amendment. Ms.**

Gummelt replied that there is an amendment to the Grant through the Cares Act to fund two new projects.

Vice Chair Guerrero asked to confirm this would not take away funds from previous projects. Ms. Gummelt replied that this would be additional.

Commissioner Seligman made a motion to approve the recommendation for the amendment to Council as presented. Commissioner Mitchell seconded the motion. All in favor.

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

Motion passes 5-0.

## Adjourn

Commissioner Mitchell made a motion to adjourn. Commissioner Romig seconded. All in favor. Meeting adjourned at 7:18pm.

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Pat Epstein, Chair  
Planning and Zoning Commission  
Respectfully, submitted on this 7th day of December 2020.