



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, December 7, 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 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=e5605caa785f2ae8d2b3ed8867456f933>

Access Code: 146 408 1479
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 Epstein called the Virtual meeting to order at 7:01 pm.

Chair Epstein took a roll call of the Commissioners present.

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

2 Citizens Communication

There were none.

3 Consent Agenda

3A Approving the Updated 2021 Planning and Zoning Commission meeting schedule.

Attachments: [Updated 2021 Review and Meeting Schedules](#)

3B Approve the Planning and Zoning Commission Minutes for September 21, 2020 regular meeting.

Attachments: [Minutes September](#)

3C Approve the Planning and Zoning Commission Minutes for October 5, 2020 regular meeting.

Attachments: [Minutes October](#)

3D Approve the Planning and Zoning Commission Minutes for November 2, 2020 regular meeting.

Attachments: [Minutes November](#)

3E Approving a Final Plat for Lifestyle Communities Pflugerville Amenity Center, a 3.723-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP2004-01)

Attachments: [Lifestyle Communities Amenity Staff Report](#)
[Lifestyle Communities Amenity Final Plat](#)

3F 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)

Attachments: [The Grove at Blackhawk PP Staff Report](#)
 [The Grove at Blackhawk Prelim Plan](#)

3G Approving 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](#)

3H 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)

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

3I 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](#)

3J 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](#)

3K 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](#)

3L Statutorily denying a Final Plat for Lakeside Meadows Phases 4 and 5; a 29.093-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2011-02)

Attachments: [Lakeside Meadows Ph. 4 & 5 Final Plat Staff Report](#)
 [Lakeside Meadows Ph. 4 & 5 Final Plat Staff Comments](#)

3M 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](#)

3N 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)

Attachments: [The Commons at Heatherwilde Preliminary Plan Staff Report](#)
[The Commons at Heatherwilde Preliminary Plan Comments](#)

3O Conduct a public hearing and approve 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)

Attachments: [Picadilly Estates Replat Lot 3 Staff Report](#)
[Picadilly Estates Replat Lot 3](#)

3P 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)

Attachments: [Heatherwilde 45 Lot 4 PP Staff Report](#)
[Heatherwilde 45 Lot 4 PP Comments](#)

3Q 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)

Attachments: [Wilke Lane Multi-Family PP Staff Report](#)
[Wilke Lane Multi-Family PP Comments](#)

3R Statutorily denying a Preliminary Plan for Farmstead Subdivision, an approximate 87.311-acre tract of land out of the Lindsey Survey No. 67, Abstract No. 476, Travis County. (PP2011-01)

Attachments: [Farmstead Subdivision PP Staff Report](#)
[Farmstead Subdivision PP Comments](#)

3S Statutorily denying 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 Final Plat Comments Letter](#)

3T **Statutorily denying a Final Plat for Lakeside Meadows Ph. 1; a 68.485-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2005-02)**

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.

4 Public Hearing

4A To receive public comment and consider an application to rezone an approximate 15-acre of land located at the southwest corner of the E. Pflugerville Pkwy and Weiss Ln intersection from Agriculture (A) to Urban Corridor Level 4 (CL-4); to be known as Tacara at Weiss Ranch Rezoning. (REZ2009-01)

Attachments: [Tacara at Weiss Ranch Rezoning Staff Report](#)
 [Tacara at Weiss Ranch Locator Map](#)
 [Tacara at Weiss Ranch Rezoning Ordinance](#)

Emily Draughon gave a presentation to receive public comment and consider an application to rezone an approximate 15-acre of land located at the southwest corner of the E. Pflugerville Pkwy and Weiss Ln intersection from Agriculture (A) to Urban Corridor Level 4 (CL-4); to be known as Tacara at Weiss Ranch Rezoning.

The applicants Paul Linehan and Erin Welch were also present.

Commissioner Seligman asked what this project entailed. Mr. Linehan replied that it would be primarily multifamily use with retail components.

Commissioner Hudson asked if any other zonings were considered aside from CL-4. Mr. Linehan replied that a PUD was considered however CL-4 allowed greater flexibility.

Commissioner Mitchell made a motion to close the public hearing.
Commissioner Seligman seconded. All in favor.

Motion passes 5-0.

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

Motion passes 5-0.

5 Discuss and Consider

5A

Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2019.

Attachments: [PY 2019 CAPER](#)

Kristin Gummelt gave a presentation to discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2019.

Chair Epstein asked how the Covid-19 pandemic would affect this program moving forward.

Ms. Gummelt replied that it was not possible to say yet as some aspects including parks programs were not opened yet. But was hopeful that within the next year things would improve and allow the program to fully run across the City.

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

Motion passes 5-0.

6 Adjourn

Commissioner Mitchell made a motion to adjourn. Commissioner Seligman seconded. All in favor. Meeting adjourned at 7:35pm.