



# 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:

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

## **2 Citizens Communication**

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** Consider and Approve the 2021 Planning and Zoning Commission meeting schedule.

**Attachments:** [2021 Review and Meeting Schedule](#)

- 3B** 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)

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

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

**Attachments:**     [Lisso Tract Ph 2 FP Staff Report](#)  
                              [Lisso Tract Phase 2 Final Plat](#)

- 3D**                      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)

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

- 3E**                      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)

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

- 3F**                      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)

**Attachments:**     [Hill Country Bible Church Preliminary Plan Staff Report](#)  
                              [Hill Country Bible Church Preliminary Plan Comments](#)

- 3G**                      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 Comments](#)  
                              [Lakeside Meadows Industrial Ph. 1 Final Plat Staff Report](#)

- 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 Comments](#)  
                              [Lakeside Meadows Industrial Preliminary Plan Staff Report](#)

- 3I**                      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 Comments](#)  
                              [Lakeside Meadows Preliminary Plan Staff Report](#)

- 3J**                      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 Comments](#)  
                                 [Enclave at Cele Preliminary Plan Staff Report](#)

**3K**                      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 Comments](#)  
                                 [The Commons at Heatherwilde Preliminary Plan Staff Report](#)

**3L**                      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)

**Attachments:**     [Picadilly Estates Final Plat Comments](#)  
                                 [Picadilly Estates Final Plat Staff Report](#)

**3M**                      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:**     [Grove at Blackhawk PP Staff Report](#)

**3N**                      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)

**Attachments:**     [Villarreal Development Project PP Staff Report](#)  
                                 [Villarreal Development Project PP Comments](#)

**3O**                      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](#)

**3P**                      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](#)

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**

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

Discuss and Consider the proposed Community Development Block Grant (CDBG) program 2020 Action Plan.

**Attachments:**     [2020 Amended Action Plan](#)  
                              [RESOLUTION - 2020 Amended Action Plan \(1st Amendment\)](#)  
                              [CDBG Presentation](#)

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****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 October 30, 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 Ali Abdelfattah, Americans with Disabilities Act (ADA) Coordinator, at [alia@pflugervilletx.gov](mailto: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 Mitchell made a motion to adjourn. Commissioner Romig seconded. All in favor. Meeting adjourned at 7:18pm.

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

Chair Epstein (Absent)  
Commissioner Mitchell  
Commissioner Ruiz (Absent)

Commissioner Romig  
Commissioner Hudson  
Commissioner Seligman  
Vice Chair Guerrero

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