



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, April 5, 2021

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=edcb3711b8033ff780401c560b1bd592d>

Access Code: 187 085 5440
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 Romig called the Virtual meeting to order at 7:00 pm.

Chair Romig took a roll call of the Commissioners present:

Commissioner Johnson (absent)
Commissioner Romig
Commissioner Hudson (arrived late)
Commissioner Seligman
Commissioner Hickman
Commissioner Crain

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 Presentation

3A Presentation regarding the site development plan process outlined within the City's Unified Development Code.

Ian Beck, Planner II made a presentation regarding the site development process and the role of the Planning and Zoning Commission.

Commissioner Seligman asked if there was an intermediary inspection before the final inspection? Mr. Beck replied no but that the building inspectors go out prior to the final inspection.

Chair Romig asked where did the review standards come from and how are they being updated over time? Mr. Beck replied that research is conducted for the future and projections are made, community feedback is also taken into consideration. Ms. Barron added that overall a variety of factors contribute from comprehensive plan updates, market demands and community engagement efforts.

4 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.

4A Approve the Planning and Zoning Commission Minutes for March 1, 2021 regular meeting.

Attachments: [March 1, 2021 Minutes](#)

4B Approving 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](#)

4C Approving a Preliminary Plan for The Pecan District, 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: [Pecan District Preliminary Plan Staff Report](#)
[Pecan District Preliminary Plan](#)

4D Approving a Final Plat for Lakeside Meadows Ph. 2; a 16.445-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2102-01)

Attachments: [Lakeside Meadows Industrial Ph. 2 Final Plat Staff Report](#)
[Lakeside Meadows Industrial Ph. 2 Final Plat](#)

4E Approving a Final Plat for Vine Creek Ph 7, a 21.254 acre tract of land out of the Juan Zambrano Survey No. 38, Abstract No. 844 in Pflugerville, TX. 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 (FP2012-03)

Attachments: [Vine Creek Ph 7 FP Staff Report](#)
[Vine Creek Ph 7 Final Plat](#)

Kazi Mohaimin read the Consent Agenda.

Vice Chair Mitchell made a motion to approve the Consent Agenda. Commissioner Hudson seconded. All in favor. Motion passes 6-0.

5 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).

5A Discuss and consider action to recommend approval the 5-year Capital

Improvement Plan for FY 2022-2026 related to facilities, water, wastewater and transportation.

Attachments: [Tr/W/WW CIP Final Draft](#)
[Parks CIP - Final Draft](#)

Continuation of Capital Improvement Plan discussion from Capital Improvement Advisory Committee meeting.

Commissioner Hickman asked if this is something that would be reviewed each year. Ms. Barron replied that although it's a 5 year plan it would be reviewed annually so that regular updates could be taken into consideration.

Discussion to be continued on May 3 agenda.

6 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.

6A

To receive public comment and consider an application to rezone an approximate 33 acre-tract of land generally located south of E. Pecan St and West of SH130, from Agriculture/Development Reserve (A) district to Campus Industrial (CI) district; to be known as the RNDC Inc. Rezoning (REZ2101-03)

Attachments: [RNDC Inc Rezoning Locator Map](#)
[RNDC Inc Rezoning Staff Report](#)
[RNDC Inc. Rezoning Ordinance](#)

Emily Draughon, Planner II made a presentation to consider an application to rezone approximately 33 acres south of E. Pecan St and West of SH130, from Agriculture/Development Reserve (A) district to Campus Industrial (CI) district, known as the RNDC Inc.

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

Motion passes 6-0.

Commissioner Hudson made a motion to approve the application. Vice Chair Mitchell seconded. All in favor.

Motion passes 6-0.

6B

To receive public comment and consider an application for a Specific Use Permit for a proposed Verizon Wireless Telecommunications Facility in the Urban Center Level 4 (CL4) zoning district on an approximate 4 acre-tract of land generally located east of Old Austin Hutto Rd and north of Sweet William Lane; to be known as Verizon at

Heritage Park SUP (SUP2103-01)

Attachments: [Verizon at Heritage Park SUP Locator Map](#)
[Verizon at Heritage Park SUP Staff Report](#)
[Monopole Tower Certified Fall Letter](#)
[Verizon at Heritage Park SUP Ordinance](#)

Emily Draughon, Planner II made a presentation to receive public comment and consider an application for a Specific Use Permit for a proposed Verizon Wireless Telecommunications Facility in the Urban Center Level 4 (CL4) zoning district on an approximate 4 acre-tract of land generally located east of Old Austin Hutto Rd and north of Sweet William Lane, known as Verizon at Heritage Park.

The applicant, Vincent Huebinger also spoke in support of the proposed development.

Vice Chair Mitchell asked how much energy roughly would the tower radiate? Mr Huebinger estimated around 500 watts.

Vice Chair Mitchell asked why was the tower placement pushed as far north to be away from the residential neighborhood? Mr Huebinger stated that he was not sure, that may be the best location devised by the development team and the City. Ms. Draughon added it may be due to existing utility poles causing a conflict with the tower.

Vice Chair Mitchell asked why Old Austin Hutto Road was not used as the access point as opposed to going through the neighborhood? Mr Huebinger stated the distance from Old Austin Hutto Road would be greater than directly in the neighborhood. Ms. Draughon stated that the shorter distance access road made more sense.

Vice Chair Mitchell asked about the height of the poles and why it wasn't higher?. Mr Huebinger replied that it was 100 feet. Ms Draughon added that this was the optimal height for the tower and safety of the neighborhood.

Commissioner Hudson asked if the project had been approved by the FAA (Federal Aviation Administration)? Mr Huebinger stated yes it had been.

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

Commissioner Seligman asked about the generator power testing and will this be done during the day to not disturb the neighborhood? Mr Huebinger stated that yes it would be during the day.

Commissioner Seligman asked about the construction entrance and if there would be any obstruction? Ms. Draughon replied that during the Site development process various City staff would look into the details and ensure that any disruptions are brought back ho they were prior to construction taking place.

Commissioner Seligman asked about the electricity being brought into the area and what if other providers also wanted to come in to the area? Mr

Huebinger stated that the fiber would be buried underground and would allow other providers in the future to also come in if they choose to.

Chair Romig asked about the pole gate near Sweet William Lane being in place to dissuade unnecessary vehicles driving nearby? Ms. Draughon replied yes.

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

Motion passes 6-0.

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

Motion passes 6-0.

7 Adjourn
Robert Romig, 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.

Robert Romig, 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 April 2, 2021 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 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.

Chair Romig adjourned the meeting at 8:45pm.