



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.

Present 6 - Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

Absent 1 - Chair Pat Epstein

2 Citizens Communication

There were none.

3 Consent Agenda

- 3A [2020-8557](#) Approve the Planning and Zoning Commission Minutes for July 6, 2020 regular meeting.
- 3B [2019-7946](#) 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)
- 3C [2020-8490](#) 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)
- 3D [2019-7944](#) 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)
- 3E [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)
- 3F [2020-8383](#) Statutorily denying a Preliminary Plan for Carmel East; an approximate 289.64 acres of land out of the John Lisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (PP1908-01)
- 3G [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)
- 3H [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)
- 3I [2019-7942](#) 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)

- 3J** [2020-8573](#) 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)
- 3K** [2020-8489](#) 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)
- 3L** [2020-8562](#) 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)
- 3M** [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)
- 3N** [2020-8388](#) 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)
- 3O** [2020-8351](#) 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)
- 3P** [2020-8561](#) 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)
- 3Q** [2020-8559](#) 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)

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

4A [2020-8487](#) 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)

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.

Motion passes 6-0.

Aye: 6 - Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

5 Discuss and Consider

5A [RES-0740](#) Discuss and consider approving the resolution adopting a Community Development Block Grant (CDBG) Amended Citizen Participation Plan.

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.

Motion passes 6-0.

Aye: 6 - Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

6 Adjourn

Commissioner Seligman made a motion to adjourn. Commissioner Mitchell seconded. All in favor. Meeting adjourned at 7:27pm.

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