



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, July 6, 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 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=ed54a8f7b7607dc397ca13e811b72f89d>

Access Code: 146 433 3679  
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](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
- 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 [2020-8494](#) Approve the Planning and Zoning Commission Minutes for June 1, 2020 regular meeting.
- 3B [2020-8350](#) Approving a Preliminary Plan for Spanish Oak; an approximate 1.517-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, Pflugerville, Texas. (PP2003-01)
- 3C [2020-8387](#) Approving a Final Plat for Spanish Oak; an approximate 1.517-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, Pflugerville, Texas (FP2004-02)
- 3D [2020-8487](#) Statutorily denying an application to Replat Lot 14-D, Block 1 consisting of 20.3586 acres out of the T.G. Stewart Survey No. 6, Abstract No. 689 in Travis County, TX. (FP2006-01)
- 3E [2020-8378](#) Statutorily denying 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 [2020-8423](#) Statutorily denying 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)
- 3G [2020-8490](#) Statutorily denying 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)
- 3H [2019-7946](#) Statutorily denying 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)
- 3I [2020-8353](#) Statutorily denying 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)

- 3J**    [2020-8488](#)    Statutorily denying 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. (PP2006-02)
- 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**    [2019-7944](#)    Statutorily denying 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)
- 3M**    [2020-8388](#)    Statutorily denying 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)

#### **4        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.**

- 4A**    [ORD-0532](#)    To receive public comment and consider an application to rezone an approximate 41.31-acre tract of land out of the Austin A Survey 19, Abstract NO 38 and the Zambrano J Survey 38, Abstract 844 from Agriculture/Development Reserve (A) to Single Family Residential (SF-R); to be known as Enclave at Cele Rezoning. (REZ2006-01)

#### **5        Discuss Only**

- 5A**    [2020-8498](#)    Discussion regarding Downtown code amendments.
- 5B**    [2020-8497](#)    Discussion regarding the new Comprehensive Plan.

#### **6        Discuss and Consider**

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- 6A**    [RES-0731](#)    Discuss and consider recommending approval of the Community Development Block Grant (CDBG) program proposed 2020 Action Plan.

**7 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 July 2, 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 Aileen Dryden, Americans with Disabilities Act (ADA) Coordinator, at aileend@pflugervilletx.gov or 512-990-6400 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.**