



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, October 5, 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=e3085de052711914c67c0c3ad313d336a>

Access Code: 146 521 4537

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. 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 7:00 pm.

Chair Epstein took a roll call of the Commissioners present:

Chair Epstein
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** Approving 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)

Attachments: [Quik Trip Final Plat Staff Report](#)
[Quik Trip Final Plat](#)

- 3B** 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](#)

- 3C** 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](#)
- 3D** 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](#)
- 3E** 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](#)
- 3F** 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 Comments](#)
[Carmel East Preliminary Plan Staff Report](#)
- 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 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)
- Attachments:** [Village at Wells Branch Final Plat Staff Report](#)
[Village at Wells Branch Final Plat](#)

Kazi Mohaimin read the Consent Agenda.

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

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** To receive public comment and consider an application for a Specific Use Permit for a proposed Office/Warehouse in the Urban Center Corridor Level 5 (CL5) zoning district on an approximate 4.4-acre tract located at the northeast corner of the Impact Way and Helios Way intersection; to be known as the Exaco Warehouse Specific Use Permit (SUP2008-01).

Attachments: [Exaco Warehouse General Location Map](#)
[Exaco Warehouse SUP - Staff Report](#)
[Exaco Warehouse SUP - Ordinance Approved](#)

Ian Beck, Planner I gave a presentation to consider an application for a Specific Use Permit for a proposed Office/Warehouse in the Urban Center Corridor Level 5 (CL5) zoning district.

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

Commissioner Mitchell - Yes
Commissioner Romig - Yes
Commissioner Hudson - Yes
Commissioner Seligman - Yes
Vice Chair Guerrero - Yes
and Chair Epstein - Yes

Motion passes 6-0.

Vice Chair Guerrero made a motion to approve the request. Commissioner Seligman seconded to approve as requested. All in favor.

Commissioner Mitchell - Yes
Commissioner Romig - Yes
Commissioner Hudson - Yes
Commissioner Seligman - Yes
Vice Chair Guerrero - Yes
and Chair Epstein - Yes

Motion passes 6-0.

5 Discuss and Consider

- 5A** Discuss and consider an application for an Architectural Waiver to Section 10.4.5 of the Unified Development Code to reduce the

single-family detached garage requirement for 23 single-family units in the Cielo North housing development. (ARB2008-01).

Attachments: [Cielo North ARB - Location Map](#)
 [Cielo North ARB - Staff Report](#)
 [Cielo ARB - Reduced Garage Site Layout](#)

Ian Beck, Planner I made a presentation to consider an application for an Architectural Waiver to reduce the single-family detached garage requirement for 23 single-family units in the Cielo North housing development. Jim Bechtel, representing the Developer Masonwood Development was also present.

Vice-Chair Guerrero recused himself due to his association with the Project.

Chair Epstein asked about the 30 foot drive wall to which Mr. Beck explained the Housing development will have private streets that provide 30 foot drive aisles within the development.

Commissioner Romig asked if the units were intended for Single individuals or couples/families. Mr. Bechtel replied that it's likely more appealing to an individual, primarily a young urban professional. As they have been in other locations. However there is enough flexibility in the homes to have a more widespread appeal for families also.

Chair Epstein asked about the precise location of the proposed development which was illustrated via a map.

Commissioner Seligman asked if there were sidewalks in the homes. Mr. Bechtel replied that there will be sidewalks on both sides of the streets.

Commissioner Mitchell asked about the Parkland requirements. Mr. Bechtel replied they have paid a fee-in-lieu and there are some primarily on the west of the development.

Commissioner Seligman made a motion to deny the application as presented. Commissioner Hudson seconded.

Commissioner Mitchell - Yes
Commissioner Romig - Yes
Commissioner Hudson - Yes
Commissioner Seligman - Yes
and Chair - Yes

Motion passes 5-0.

5B

Discuss and consider recommending approval of the updated Transportation Master Plan.

Attachments: [Ordinance](#)
 [Exhibit A Pflugerville Transportation Master Plan](#)
 [Exhibit B Thoroughfare Plan Map](#)

Emily Barron, Planning and Development Services Director gave a presentation on recommending approval of the updated Transportation Master Plan.

Commissioners Seligman and Romig asked about the changes from the previous year. Ms. Barron highlighted and explained a few of the changes put forward.

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

Commissioner Mitchell - Yes
Commissioner Romig - Yes
Commissioner Hudson - Yes
Commissioner Seligman - Yes
Vice Chair Guerrero - Yes
and Chair - Yes

Motion passes 6-0.

6 Presentation

6A

Chair announcement pertaining to Planning and Zoning Commission appointments.

Chair Epstein announced her pleasure of serving as Planning and Zoning Commission Chair during her tenure over the previous 4 years, and announced she would not be seeking reappointment.

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 October 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 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.

Commissioner Mitchell made a motion to adjourn. Commissioner Romig seconded. All in favor. Meeting adjourned at 8:00pm.

Chair Epstein took a roll call of the Commissioners present:

Vice Chair Guerrero
Commissioner Mitchell
Commissioner Ruiz (Absent)

Commissioner Romig
Commissioner Hudson
Commissioner Seligman

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