



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, June 1, 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=e6c99241c3346b0e72429fa4071f9d838>

Access Code: 968 286 723
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.

Chair Epstein called the Virtual meeting to order at 7:00 pm.

Chair Epstein took a roll call of the Commissioners present.

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

Absent 1 - Commissioner Ceasar Ruiz

2 Citizens Communication

There were none.

3 Consent Agenda

- 3A** [2020-8438](#) Approve the Planning and Zoning Commission Minutes for March 2, 2020 regular meeting.
- 3B** [2020-8439](#) Approve the Planning and Zoning Commission Minutes for April 6, 2020 regular meeting.
- 3C** [2020-8440](#) Approve the Planning and Zoning Commission Minutes for May 4, 2020 regular meeting.
- 3D** [2019-7953](#) Conditionally approving a Preliminary Plan for The Ridge at Blackhawk Phase 1; an approximate 76.317-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, the Juan Zambrano Survey No. 79, Abstract No. 844, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (PP1809-01)
- 3E** [2019-7938](#) Conditionally approving a Preliminary Plan for Hutto 130 Subdivision; a 5.93 acre tract of land located in the N.D Walling Survey No. 233; in Williamson County, Texas. (PP1910-01)
- 3F** [2019-8036](#) Conditionally approving a Final Plat for The Ridge at Blackhawk Phase 1, Section 2; an approximate 32.661-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (FP1908-02)
- 3G** [2019-8037](#) Conditionally approving a Final Plat for The Ridge at Blackhawk Phase 1, Section 1; an approximate 43.655-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Juan Zambrano Survey No. 38, Abstract No. 845; in Travis County, Texas. (FP1906-06)
- 3H** [2019-7997](#) Approving a Final Plat for Vine Creek Phase 5; a 14.764-acre tract of land out of the Juan Zambrano Survey No. 38, Abstract No. 844; Pflugerville, Texas. (PP1911-01)

- 3I** [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)
- 3J** [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)
- 3K** [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)
- 3L** [2020-8116](#) Approving a Preliminary Plan for Lisso Tract; a 169.164-acre tract of land out of the Alexander Walters Survey No. 67, in Pflugerville, Texas. (PP1912-02)
- 3M** [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)
- 3N** [2020-8420](#) Statutorily denying an application to Replat Lots 5, 6, and 7, Block 4 of the Stone Hill Town Center, consisting of 13.68 acres out of the T.G. Steward Survey No. 6, Abstract No. 689 in Travis County, TX. (FP2005-01)
- 3O** [2020-8421](#) Statutorily denying a Final Plat for Lakeside Meadows Ph. 1; a 68.485-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2005-02)
- 3P** [2020-8379](#) Statutorily denying a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 4.557-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP2004-01)
- 3Q** [2020-8147](#) Approving a Final Plat for Lisso Tract Phase 1, a 52.511-acre tract of land out of the Alexander Walters Survey NO. 67, Pflugerville, Texas. (FP2001-01)
- 3R** [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)
- 3S** [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)

Kazi Mohaimin read the consent agenda.

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

4 Public Hearing

4A [ORD-0526](#)

To receive public comment and consider an application for a Specific Use Permit for a proposed Brew Pub in the Downtown District on an approximate 0.86-acre tract located on the southwest corner of the N. Railroad Ave and E. Main St intersection; locally addressed as 115 E. Main St, to be known as the 115 E. Main St Specific Use Permit. (SUP2004-01)

Jeremy Frazzell, Assistant Planning Director made a presentation to consider a Specific Use Permit for a proposed Brew Pub in the Downtown district locally known as 115 E. Main Street. The applicant Troy Dudley, was also present.

Chair Epstein read and acknowledged any public comment and ask for discussion on the item.

No public to speak.

Mr Dudley mentioned that he discussed project with adjacent property owners.

Commissioner Romig commented that food preparation was not anticipated however, a brew pub must have certain components of food service, and asked what were the plans? Mr. Dudley replied they intended to use food truck and partner with surrounding businesses.

Commissioner Hudson asked what is the upstairs use? Mr. Dudley replied that the 1st floor will be the production and top floor will be the tasting room.

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

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

Motion passes 6-0.

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

Motion passes 6-0.

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

5 Discuss and Consider

6 Discuss Only

6A [2020-8427](#) Discussion regarding Downtown code amendments.

Discussion completed during worksession. No discussion had.

7 Adjourn

Commissioner Mitchell made a motion to adjourn. Vice Chair Guerrero seconded. All in favor. Meeting adjourned at 7:33pm.

Pat Epstein, Chair
Planning and Zoning Commission
Respectfully, submitted on this 6th day of July 2020.