



City of Pflugerville

Meeting Agenda - Final

Planning and Zoning Commission

Monday, September 21, 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=e95e052e0e210d61373d9b1c38eae0130>

Access Code: 146 159 4709

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
- 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

- 3A** [2020-8686](#) Approve the Planning and Zoning Commission Minutes for August 3, 2020 regular meeting.
- 3B** [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)
- 3C** [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)
- 3D** [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)
- 3E** [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)
- 3F** [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)
- 3G** [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)
- 3H** [2020-8681](#) Statutorily denying a Preliminary Plan for The Commons at Heatherwilde, 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)
- 3I** [2020-8680](#) Statutorily denying a Preliminary Plan for Wash N Roll, a Replat of Lot 1, Block A, Wuthrich Hill Farms, Section One; a 4.809-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791; in Pflugerville, Texas. (PP2008-02)

- 3J** [2020-8645](#) Statutorily denying a Final Plat for Lisso Tract Phase 2, a 38.138-acre tract of land out of the Alexander Walters Survey NO. 67, Pflugerville, Texas. (FP2008-01)
- 3K** [2020-8646](#) 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)
- 3L** [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)
- 3M** [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)
- 3N** [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)
- 3O** [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)
- 3P** [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)
- 3Q** [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)

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.

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-0545](#) Conduct a public hearing and consider a recommendation of an ordinance with the caption: An ordinance amending Ordinance No. 1203-15-02-24 of the City of Pflugerville Code of Ordinances Title XV Land Usage,

amending Chapter 157, Subchapter 4, Zoning Districts and Use Regulations, by amending Section 4.5.1 Downtown District Overlay to include Downtown sub-districts, and specific development regulations; amending Subchapter 9, Architectural, Site Design and Layout Provisions by adding Section 9.9 Downtown Architectural Design Standards; amending Subchapter 20, Definitions; and repealing Chapter 155 Site Development, Subchapter B Central Business District, in its entirety; replacing all ordinances in conflict; containing severability and repealer clauses; providing for a penalty for a violation of Chapter 157 as a class C misdemeanor and a fine in an amount not to exceed \$2,000.00; and declaring an effective date.

5 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 September 18, 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.