



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, October 5, 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 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](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

**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.**

**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**

**3 Consent Agenda**

**3A** [2020-8562](#) 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)

**3B** [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)

**3C** [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)

**3D** [2020-8423](#) 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)

**3E** [2020-8093](#) 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)

**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** [2020-8258](#) 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)

**3H**     [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)

**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**

**4A**     [ORD-0546](#)     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).

**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.**

**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**

**5A**     [2020-8702](#)     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).

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**     [ORD-0547](#)

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

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** [2020-8690](#) 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**

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

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