



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, February 3, 2020

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present: Emily Barron, Planning Director; Jeremy Frazzell, Assistant Planning Director; Emily Draughon, Planner II; Ian Beck, Planner I; Kazi Mohaimin, Admin Technician.

Chair Epstein Called the meeting to order at 7:02 pm.

Present 7 - Chair Pat Epstein, Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

2 Citizens Communication

There were none.

3 Discuss Only

- 3A** [2020-8189](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Local Government Code regarding legal requirements for making recommendations to City Council.

The commissioners went in for an executive session for a consultation with legal council regarding legal requirements for making recommendations to City Council. Commissioners went in at 7:06pm, returned at 7:47pm. No action was taken.

4 Consent Agenda

- 4A** [2020-8197](#) Approve the Planning and Zoning Commission Minutes for December 2, 2019 regular meeting.
- 4B** [2020-8112](#) Approving a request to Vacate Lot 2 of the Bratcher Subdivision Final Plat, a 10.05-acre lot in Edward Flint Survey No. 11 in Travis County, Pflugerville Texas. (FP1912-04)
- 4C** [2019-7921](#) Approving a Preliminary Plan for Pflugerville Apartment; a 40.360-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, Texas. (PP1910-03)

- 4D** [2019-8092](#) Approving a Preliminary Plan for Pflugerville East Center; a 205.94-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (PP1912-01)
- 4E** [2020-8111](#) Approving a Preliminary Plan for Timmerman Subdivision, a 72.90-acre tract of land out of the Taylor S. Barnes Survey No. 46, Abstract No. 67 and William Caldwell Survey No. 66, Abstract No. 162 in Pflugerville, Texas.
- 4F** [2020-8172](#) Approving a Preliminary Plan for Springbrook Corporate Center Replat of Lot 1, Block A to Create Lots 1, 6, 7, 8, & 9; a 34.201-acre tract of land out of the John Van Winkle Survey No. 70, Abstract No. 787, and the John Van Winkle Survey No. 70, Abstract No. 903; Pflugerville, Texas. (PP1905-02)
- 4G** [2020-8095](#) Approving a Final Plat for Pflugerville Farms; a 40.360-acre tract of land out of the Thomas G. Stuart Survey, Abstract No. 689; in Pflugerville, Texas. (FP1912-03)
- 4H** [2020-8094](#) Approving a Final Plat for Pflugerville East Center; a 97.83-acre tract of land out of the Sefrin Eiselin Survey No. 4, Abstract No. 265; in Pflugerville, Texas. (FP1912-01)
- 4I** [2020-8190](#) Approving a Final Plat for the Park at Blackhawk IV Section 9; a 27.79-acre tract of land out of the George Grimes Survey Abstract No. 883 in Williamson County, TX and the George Grimes Survey Abstract No. 306 in Travis County, TX (FP1808-01)
- 4J** [2019-7951](#) Approving a Final Plat for Carmel West Phase 3 Section 2; an approximate 105.261-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496 and Joseph Wiehl Survey No. 8, Abstract No. 802; in Pflugerville Texas. (FP1904-04)
- 4K** [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)
- 4L** [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)
- 4M** [2019-7939](#) Statutorily denying a Preliminary Plan for Star Ranch; a 14.85 acre tract of land located in the N.D. Walling Survey No. 675 and N.D. Walling Survey No. 2722; in Williamson County, Texas. (PP1910-02)
- 4N** [2020-8117](#) Statutorily denying a Preliminary Plan for Blackhawk Plaza; a 1.116-acre tract of land out of the John Kelsey Survey, Abstract No. 2753, in Travis

County, Texas. (PP1912-04)

4O [2020-8146](#) Statutorily denying a Final Plat for Blackhawk Plaza, a 1.202-acre tract of land out of the John Kelsey Survey, Abstract NO. 2753, Travis County, Texas. (FP2001-02)

4P [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)

Approved on the Consent Agenda

Kazi Mohaimin read the consent agenda.

Commissioner Mitchell motioned to approve the consent agenda as read. Commissioner Romig seconded the motion. All in favor. Motion carried.

5 Public Hearing

5A [ORD-0510](#) To receive public comment and consider an application to rezone an approximate 1.0 acre lot locally addressed as 18008 Wilke Ridge Lane, from Agriculture (A) to Retail (R) and Lot 43 an approximate 2.3 acre lot & Lot 44 an approximate 4.5 acre lot out of the Springbrook One Section One Subdivision from Single Family Suburban (SF-S) to Parks Facilities (PF); to be known as Wilke Ridge Rezoning. (REZ2001-02)

Emily Draughon, Planner II gave a presentation for a proposed re-zoning of an approximate 1.0 acre lot locally addressed as 18008 Wilke Ridge Lane, from Agriculture (A) to Retail (R) and Lot 43 an approximate 2.3 acre lot & Lot 44 an approximate 4.5 acre lot out of the Springbrook One Section One Subdivision from Single Family Suburban (SF-S) to Parks Facilities (PF); to be known as Wilke Ridge Rezoning.

Commissioner Ruiz asked if there plans to widen Wilke Ridge Lane for the potential increased traffic to which Ms. Barron replied the access points should not be as affected this increase.

Sally Blair of Glacier Bay asked who was responsible for the maintenance of the park. Ms Barron replied the Highland Park HOA would be responsible for that. Ms. Blair also asked about the limited accessibility and parking access to the potential development.

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

Vice Chair Guerrero made a motion to approve the proposed re-zoning. Commissioner Seligman seconded. All in favor motion carried.

Aye: 7 - Chair Pat Epstein, Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

5B [ORD-0508](#) To receive public comment and consider an application to rezone an

approximate 8.284 acre lot locally addressed as 18102 Becker Farm Road, from Agriculture (A) to Single Family Mixed Use (SF-MU); to be known as Villarreal Development Project Rezoning. (REZ2001-03)

Emily Draughon, Planner II gave a presentation for a proposed re-zoning of an approximate 8.284 acre lot locally addressed as 18102 Becker Farm Road, from Agriculture (A) to Single Family Mixed Use (SF-MU); to be known as Villarreal Development Project Rezoning.

Commissioner Ruiz asked the developer what they plan on building here specifically. Mr Vilarreal replied the plan is to eventually create a mixed-use development with residential and commercial and a clearer walkway between the Lot and the adjacent lake.

Commissioner Romig moved to close the Public Hearing. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

Commissioner Romig moved to recommend approval of this rezoning request. Commissioner Ruiz seconded the motion. All in favor. Motion carried.

Aye: 7 - Chair Pat Epstein, Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

5C [ORD-0509](#)

To receive public comment and consider an application to rezone an approximate 2.2013 acre lot locally addressed as 201 N. Heatherwilde Blvd., from General Business 2 (GB2) to General Business 1 (GB1); to be known as Heatherwilde Office Condos Rezoning. (REZ2001-03)

Emily Draughon, Planner II gave a presentation for a proposed re-zoning of an approximate 2.2013 acre lot locally addressed as 201 N. Heatherwilde Blvd., from General Business 2 (GB2) to General Business 1 (GB1); to be known as Heatherwilde Office Condos Rezoning.

Commissioner Romig moved to close the Public Hearing Commissioner Hudson seconded the motion. All in favor. Motion carried.

Commissioner Romig moved to approve the rezoning. Commissioner Ruiz seconded the motion. All in favor. Motion carried.

Aye: 7 - Chair Pat Epstein, Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

5D [ORD-0506](#)

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, Chapter 157 Unified Development Code by amending Subchapter 4, Zoning Districts and Use Regulations, Section 4.6.4 Home Occupation, by adding provisions relating to vehicles, equipment, and materials associated with home occupations, and prohibiting certain home occupations; amending Section 4.6.5 relating to screening for outdoor display and storage; and amending Subchapter 20, Definitions,

by adding corresponding definitions; replacing all ordinances in conflict; containing severability and repealer clauses; providing for a penalty for a violation of Chapter 157, Subchapter 4 as a class C misdemeanor and a fine in an amount not to exceed \$2,000.00; and declaring an effective date.

Erin Sellers, Senior Planner gave a presentation on considering a recommendation of an ordinance on adding provisions relating to vehicles, equipment, and materials associated with home occupations and prohibiting certain home occupations.

Chair Epstein asked if one household had several cars outside would that be affected. Ms. Sellers replied that it would not.

Commissioner Seligman asked if fleet vehicles would be affected. Ms. Sellers replied no it would be for major commercial vehicles.

Commissioner Romig asked if someone operating business lists their home address as the place of business but the premise is not physically being used for any part of the business would it be a home occupation? Ms. Barron replied that in terms of vehicular parking, these provisions are designed to maintain the aesthetic qualities of a residential neighborhood as opposed to it looking like a commercial area.

Commissioner Seligman asked if building professionals who for instance work out of their home and store their work vehicles at their residence would be excluded from parking their vehicles on their parkways. City attorney Charles Zech stated that the primary business operations must be conducted entirely within the dwelling with additional items allowed to be kept in an accessory building therefore that would not apply in this case.

Commissioner Romig asked about the significance of the 20 feet limit regarding vehicles that can or cannot be parked to which Ms. Barron stated the 20 feet limit generally is due to the distance of residential driveways and attempting to contain these type of vehicles being parked on residential neighborhoods and taking away from the residential appeal of these neighborhoods.

Commissioner Romig said out of the list associated with prohibiting certain home occupations, if some occupations need to be excluded such as massage therapy and animal breeding. Ms. Sellers advised any amendments should be recommended during the motion to vote.

Commissioner Ruiz moved to close the public hearing. Commissioner Romig seconded. All in favor. Motion carried.

Commissioner Romig motioned to accept these changes as recommended with the exception of striking the words 'massage therapy' and 'breeding'. Chair Epstein seconded. All in favor. Motion carried.

Aye: 7 - Chair Pat Epstein, Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Cesar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

5E [ORD-0507](#) 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, Chapter 157 Unified Development Code by amending Subchapter 4, Zoning Districts and Use Regulations, by updating provisions relating to temporary uses and structures, integrating mobile food vendor provisions, and establishing a Temporary Use Permit process in Section 4.7; amending provisions relating to Mobile Food Vendors and Parks in Sections 4.9 and 4.10; amending Subchapter 20, Definitions, by adding corresponding definitions; and repealing Title IX General Regulations, Chapter 98 Temporary Storage Structures in its entirety; replacing all ordinances in conflict; containing severability and repealer clauses; providing for a penalty for a violation of Chapter 157, Subchapter 4 as a class C misdemeanor and a fine in an amount not to exceed \$2,000.00; and declaring an effective date.

Erin Sellers, Senior Planner gave a presentation on considering a recommendation of an ordinance on updating provisions relating to temporary uses, and amending provisions relating to Mobile Food Vendors.

Commissioner Seligman asked if cooking under tents were permitted for events in the City. Ms. Barron replied that City events were subject to provisions and approval by the Fire Marshal to ensure safety.

Commissioner Romig asked about the access requirements to restrooms at farmers markets and if this would be difficult at these events. Ms. Sellers replied with the supply of food if a farmers market were to have accessibility to an establishment with a restroom this would be meeting that requirement.

Chair Epstein made a motion to close the public hearing. Commissioner Ruiz seconded. All in favor. Motion carried.

Commissioner Romig made a motion to approve the ordinance amendments as made by staff. Commissioner Hudson seconded. All in favor. Motion carried.

Aye: 7 - Chair Pat Epstein, Vice Chair Geoff Guerrero, Commissioner Robert Romig, Commissioner Ceasar Ruiz, Commissioner Oscar R. Mitchell, Commissioner Dan Seligman and Commissioner Nicholas Hudson

6 Discuss and Consider

7 Adjourn

Commissioner Romig made a motion to adjourn. Commissioner Mitchell seconded. Meeting adjourned at 9:32pm.

**Pat Epstein, Chair
 Planning and Zoning Commission
 1.Respectfully, submitted on this 2nd day of March 2020.**