



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, June 1, 2020

6:00 PM

100 E. Main St., Suite 500

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#### Worksession (Telephone/Video Conference)

- 1 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](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>

#### 2 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 6:00 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

### 3 Discuss Only

3A [2020-8427](#) Discussion regarding Downtown code amendments.

Erin Sellers, Senior Planner gave a presentation on Downtown code amendments.

Commissioner Seligman raised the point in the presentation where Ms. Sellers mentioned that the south side of Pecan wasn't included west of Railroad and why? Ms. Sellers replied that this was due to the Right-of-way (ROW) and width.

Commissioner Seligman discussed that the current standard requires a continuous building along every street; does not allow for any flexibility and is vague; the 70% provides for flexibility while at the same time still requiring the majority of the building to build to line; allows for things like outdoor spaces. Ms. Sellers replied current standards require a continuous building segment on these primary streets and there is no flexibility on this at the current time.

Commissioner Romig asked about the maximum building height and why the limits of 60 feet? Ms. Sellers replied that discussions with Downtown Sub-Committee this was determined to be the maximum height for a downtown core.

Commissioner Romig asked if there was anywhere else in the city that can be higher than 60'? He mentioned that he doesn't object to the 60' and would be comfortable with higher. Ms. Sellers replied yes in the CL4 and CL5 zoning districts.

Commissioner Romig asked if the City would consider the way we do business in relation to recent Covid-19 restrictions, that drive thru options may be useful for the long term? Ms. Sellers replied that yes that would be looked into as an option. Ms. Sellers mentioned that there was a parking study presented to Council in the Fall of 2019 that recommended the downtown parking be re-evaluated to consider a reduction or limitation. She mentioned that after analysis of the parking, they came to the conclusion that the existing parking requirements were appropriate currently.

Commissioner Seligman discussed that he understands parking is to increase walk-ability which is great; is this also to encourage a public parking garage the developers will contribute to? He mentioned a parking study and fee in lieu system that is fair and consistent. Ms. Sellers mentioned that there was a parking study presented to Council in the Fall of 2019 that recommended the downtown parking be re-evaluated to consider a reduction or limitation. She mentioned that after analysis they concluded that the existing parking

requirements were appropriate currently.

Commissioner Seligman commented that he likes that everything is moving towards Unified Development Code (UDC) as it's easier for people to use the code.

Commissioner Mitchell asked how did SODO (Southern Downtown) get its name and not other regions? Ms. Sellers replied that other areas could be shortened in the same way and that they were open to suggestions.

Chair Epstein asked if the Townhome development is in the SODO area? Ms. Sellers confirmed that it is.

The worksession concluded and no further action was taken.

#### **4 Adjourn**

Commissioner Mitchell made a motion to adjourn the worksession.  
Commissioner Seligman seconded. All in favor. Meeting adjourned at 6:55pm.

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