



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, November 4, 2019

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Jeremy Frazzell, Assistant Planning Director; Ian Beck, Planner I; Kristin Gummelt Planning Technician; Kazi Mohaimin Admin Technician.

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

Commissioner Guerrero was absent.

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

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.

- 3A** [2019-7876](#) Statutorily denying a Preliminary Plan for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (PP1907-01)
- 3B** [2019-7921](#) Statutorily denying 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)
- 3C** [2019-7938](#) Statutorily denying 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)
- 3D** [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)
- 3E** [2019-7940](#) Statutorily denying a Final Plat for Kuempel Commercial Subdivision; a 15.76-acre tract out of the Peter Conrad Survey NO. 71, Abstract NO. 200 in Pflugerville, Texas. (FP1906-05)
- 3F** [2019-7942](#) Statutorily denying a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 29.577-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP1908-03)
- 3G** [2019-7943](#) Statutorily denying a Final Plat for Cielo South, a 21.455-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1909-01)
- 3H** [2019-7944](#) Statutorily denying a Final Plat for Cielo North, a 13.361-acre tract of land out of the S. Darling Survey NO. 102, Abstract NO. 232, Pflugerville, Texas. (FP1906-03)
- 3I** [2019-7945](#) Statutorily denying a Final Plat for Pflugerville Acres II, Phase 2 Resubdivision of Lot 48, a 5.05-acre tract of land out of the Peter Conrad Survey NO. 71, The D.B. Gracy Surey NO. 3, and the John C. Lee Survey NO. 35, Travis County, Texas. (FP1906-02)
- 3J** [2019-7946](#) Statutorily denying a Preliminary Plan for Cielo North; a 28.316-acre tract of land out of the S. Darling Survey NO. 102; Pflugerville, Texas. (PP1906-01)
- 3K** [2019-7950](#) Statutorily denying a Final Plat for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (FP1910-01)
- 3L** [2019-7951](#) Statutorily denying 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)
- 3M** [2019-7952](#) Statutorily denying a Final Plat for Carmel West Phase 3 Section 3; an approximate 1.479-acre tract of land out of the John Leisse Survey No. 18, Abstract No. 496; in Pflugerville Texas. (FP1910-02)
- 3N** [2019-7953](#) Statutorily denying 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)

- 30 [2019-7954](#) Statutorily denying a Final Plat for Prasla Subdivision; an approximate 6.02-acre tract of land out of the Jacob Casner Survey, Abstract No. 2753; in Travis County, Texas. (PP1908-01)

Approved on the Consent Agenda

Kazi Mohaimin read the consent agenda.

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

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.

[ORD-0488](#) To receive public comment and consider an application for a Specific Use Permit for a proposed expansion of a Bar/Tavern in the Downtown District on an approximate 1-acre tract located generally northeast of the N. Railroad Ave and E. Pecan St intersection; locally addressed as 200 E. Pecan St.; to be known as the Three Legged Goat Expansion Specific Use Permit. (SUP1909-01)

Emily Fesette, Planner II presented this item.

Ms. Fesette gave an overview of the specific use permit for an extension of 'The Three Legged Goat' a bar tavern located in downtown Pflugerville.

Commissioner Romig asked about the expansion and if such a permit exists for neighboring 'El Rincon'. Ms. Fesette stated that El Rincon is a restaurant and restaurants have that right currently in the downtown area.

Commissioner Mitchell had concerns about the parking. Ms. Fesette acknowledged parking is an issue however, there are plans for more efficient parking being investigated currently and the plans for adjacent streets for additional parking.

Commissioner Mitchell questioned the businesses in the region operating similar hours and parking concerns. Ms. Fesette acknowledged these concerns.

Commissioner Romig asked whether the SUP would continue to exist with the land or end with tenants changing. Ms. Fesette stated it would remain with the land.

Jennifer Sandifer, 16215 Malden Dr expressed parking concerns and requested this hearing be moved to a later date so that more residents had time to analyze this request.

Commissioner Romig and Mitchell again clarified the area for the expansion to

which the applicant exhibited on the projector screen.

Commissioner Romig outlined the fact that the building owner perhaps should be present in asking for an expansion rather than one tenant, which may eventually leave the property, but the SUP for the expansion will remain on the property.

Ms. Fesette and Jeremy Frazzell, Assistant Planning Director outlined that the commission can approve but provide conditions for approval.

Chair Epstein motioned to approve the SUP with the conditions of expansion of 1600 sq ft so that there is enough expansion space for the future without needing to pay for expansion applications each time. All approved. Motion carried.

5 Discuss and Consider

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

[RES-0668](#)

Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2018.

Kristin Gummelt, Planning Technician gave a presentation recommending the approval of the Community Development Block Grant (CDBG).

Commissioner Ruiz made a motion to recommend and adjourn, Commissioner Romig seconded. All in favor. Motion carried to recommend to Council for approval.

6 Adjourn
Pat Epstein, Chairman, 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, Chairman

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 November 1, 2019 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 Aileen Dryden, Americans with Disabilities Act (ADA) Coordinator, at aileend@pflugervilletx.gov or 512-990-6400 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.

Commissioner Ruiz made a motion to adjourn, Commissioner Romig seconded. All in favor.

The meeting was adjourned 7:57pm.

Pat Epstein, Chairman
Planning and Zoning Commission