



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, February 1, 2021

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=eea2933c094dd4cd69ac2dfd169ce1450>

Access Code: 146 779 1850  
Dial-in number: United States Toll +1-408-418-9388 (US Toll)

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 Romig called the Virtual meeting to order at 7:00 pm.

Chair Romig took a roll call of the Commissioners present:

- Commissioner Johnson
- Commissioner Romig
- Commissioner Hudson
- Commissioner Seligman
- Commissioner Hickman
- Commissioner Crain

All present.

**2 Citizens Communication**

There were none.

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 Presentation**

Presentation regarding rezoning and Planned Unit Developments (PUD)

Jeremy Frazzell, Assistant Planning Director made a presentation regarding rezoning and Planned Unit Developments (PUD).

**4 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.

**4A** Approving a Preliminary Plan for Wilke Lane Multi-Family; an 18.06-acre tract of land out of the Thomas G. Stewart Survey No. 6, Abstract No. 689, Pflugerville. (PP2010-03)

- Attachments: [Wilke Lane Multi-Family PP Staff Report](#)  
[Wilke Lane Multi-Family Preliminary Plan](#)

**4B** Approving a Preliminary Plan for Heatherwilde 45 Lot 4; a 7.175-acre

tract of land out of the Thomas G. Stewart Survey No. 6, Abstract No. 689, Pflugerville. (PP2010-02)

**Attachments:**     [Heatherwilde 45 Lot 4 PP Staff Report](#)  
                                  [Heatherwilde 45 Lot 4 PP Location Map](#)

**4C**                             Approving a Preliminary Plan for Hill Country Bible Church; a 48.126-acre tract of land out of the John Van Winkle Survey Abstract No. 786 and the E. Bebee Survey, Abstract No. 53; in Pflugerville, Texas. (PP2010-01)

**Attachments:**     [Hill Country Bible Church Preliminary Plan Staff Report](#)  
                                  [Hill Country Bible Church Preliminary Plan](#)

**4D**                             Approving a Final Plat for Hill Country Bible Church; a 48.126-acre tract of land out of the John Van Winkle Survey Abstract No. 786 and the E. Bebee Survey, Abstract No. 53; in Pflugerville, Texas. (FP2012-02)

**Attachments:**     [Hill Country Bible Church Final Plat Staff Report](#)  
                                  [Hill Country Bible Church Final Plat](#)

**Kazi Mohaimin read the Consent Agenda.**

**Vice Chair Mitchell made a motion to approve the Consent Agenda. Commissioner Crain seconded. All in favor. Motion passes 7-0.**

**5     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.**

**5A**                             To receive public comment and consider an application for a Specific Use Permit for a proposed Office/Warehouse development in the Urban Center Corridor Level 5 (CL5) zoning district on an approximate 15.5-acre tract on Lot 3D of the Renewable Energy Park Replat of Lot 3C located along Impact Way; to be known as the SH-130 and Pecan Industrial Park Permit (SUP2012-01).

**Attachments:**     [SH 130 & Pecan Industrial Park SUP - Staff Report](#)  
                                  [SH-130 and Pecan Industrial Park General Location Map](#)  
                                  [SH 130 & Pecan - Industrial Park SUP Ordinance](#)

**Ian Beck, Planner 1 made a presentation to receive public comment and consider an application for a Specific Use Permit for a proposed Office/Warehouse development on an approximate 15.5-acre tract on Lot 3D of the Renewable Energy Park Replat of Lot 3C located along Impact Way, to be known as the SH-130 and Pecan Industrial Park Permit.**

**Commissioner Hudson asked if there was a particular company or specific use attached to this already. Mr Beck replied that not as of yet.**

Commissioner Hudson made a motion to close the public hearing. Vice Chair Mitchell seconded. All in favor.

Motion passes 7-0.

Commissioner Seligman made a motion to approve the application. Commissioner Hudson seconded.

Motion passes 7-0.

## **6 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).

**7 Adjourn**  
**Robert Romig, 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.**

**Robert Romig, 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 January 29, 2021 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](mailto: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.**

**Vice Chair Mitchell made a motion to adjourn. Commissioner Seligman seconded. All in favor. Meeting adjourned at 7:35pm.**