



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, September 21, 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=e95e052e0e210d61373d9b1c38eae0130>

Access Code: 146 159 4709  
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 PflTV 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; 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:

Chair Epstein  
Vice Chair Guerrero  
Commissioner Mitchell  
Commissioner Ruiz  
Commissioner Romig  
Commissioner Hudson  
Commissioner Seligman (Arrived late)

## **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 Consent Agenda**

- 3A** Approve the Planning and Zoning Commission Minutes for August 3, 2020 regular meeting.

**Attachments:** [Minutes August](#)

- 3B** 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)

**Attachments:** [Lisso Tract PP Staff Report](#)  
[Lisso Tract Preliminary Plan](#)

- 3C** 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)

**Attachments:** [Lisso Tract Phase 1 FP Staff Report](#)  
[Lisso Tract Phase 1 Final Plat](#)

- 3D** Approving a Final Plat for Vine Creek Phase 2 Subdivision; an approximate a 25.097 acre tract of land situated in the Juan Zambrano Survey No. 38, Abstract No. 844, and being a part of the remnant portion of the called 147.16 acre tract of land conveyed to Midtex Partners, Ltd.,

recorded in document No. 2002240814 of Travis County, Texas (FP2007-01)

**Attachments:**     [Vine Creek Ph 2 FP Staff Report](#)  
                                 [Vine Creek Ph 2 Final Plat](#)

- 3E**                               Approving a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 27.977-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP1908-03)

**Attachments:**     [Lifestyle Communities Ph 1 FP Staff Report](#)  
                                 [Lifestyle Communities Ph 1 Final Plat](#)

- 3F**                               Conditionally approving a Final Plat for Star Ranch NE Subdivision; an approximate 21.011-acre tract of land out of the N.D. Walling Survey, Abstract No. 675 and N.D. Walling Survey, Abstract No. 2722; Williamson County, Texas (FP2004-03)

**Attachments:**     [Star Ranch NE FP Staff Report](#)  
                                 [Star Ranch NE Final Plat](#)

- 3G**                               Conditionally approving a Final Plat for Hutto 130 Subdivision; an approximate 5.925 acre tract of land out of the N.D Walling Survey, No. 233, Williamson County, Texas (FP2007-02)

**Attachments:**     [Hutto 130 FP Staff Report](#)  
                                 [Hutto 130 Final Plat](#)

- 3H**                               Statutorily denying a Preliminary Plan for The Commons at Heatherwilde, consisting of approximately 45.76-acres of land out of the John Van Winkle Stuart Survey, Abstract No. 786 and the Alexander Walters Survey No. 67, Abstract 791 in Travis County, Pflugerville, Texas. (PP2008-03)

**Attachments:**     [The Commons at Heatherwilde Preliminary Plan Comments](#)  
                                 [The Commons at Heatherwilde Preliminary Plan Staff Report](#)

- 3I**                               Statutorily denying a Preliminary Plan for Wash N Roll, a Replat of Lot 1, Block A, Wuthrich Hill Farms, Section One; a 4.809-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791; in Pflugerville, Texas. (PP2008-02)

**Attachments:**     [Wash N Roll Preliminary Plan Staff Report](#)  
                                 [Wash N Roll Preliminary Plan Comments](#)

- 3J**                               Approving a Final Plat for Lisso Tract Phase 2, a 38.138-acre tract of land out of the Alexander Walters Survey NO. 67, Pflugerville, Texas. (FP2008-01)

**Attachments:**     [Lisso Tract Ph 2 FP Staff Report](#)  
                                 [Lisso Tract Phase 2 Final Plat](#)

**3K**                               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)

**Attachments:**     [Villarreal Development Project PP Staff Report](#)  
                                 [Villarreal Development Project PP Comments](#)

**3L**                               Statutorily denying a Final Plat for Lifestyle Communities Pflugerville Phase 1, a 4.557-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP2004-01)

**Attachments:**     [Lifestyle Communities Amenity Staff Report](#)  
                                 [Lifestyle Communities Amenity Final Plat](#)

**3M**                               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)

**Attachments:**     [Village at Wells Branch Final Plat Staff Report](#)  
                                 [Village at Wells Branch Final Plat](#)

**3N**                               Statutorily denying 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)

**Attachments:**     [Village at Wells Branch Preliminary Plan Staff Report](#)  
                                 [Village at Wells Branch Preliminary Plan](#)

**3O**                               Statutorily denying a Final Plat for Wuthrich Hill Farms Section Two-A, a 33.596-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas. (FP2006-03)

**Attachments:**     [Wuthrich Hill Farms Section 2A Final Plat Staff Report](#)  
                                 [Wuthrich Hill Farms Section 2A Final Plat](#)

**3P**                               Statutorily denying a Preliminary Plan for Wuthrich Hill Farms Section Two, a 48.575-acre tract of land out of the Alexander Walters Survey No. 67, Abstract No. 791 in Pflugerville, Texas. (PP2004-01)

**Attachments:**     [Wuthrich Hill Farms Section 2 Preliminary Plan Staff Report](#)  
                                 [Wuthrich Hill Farms Section 2 Preliminary Plan](#)

**3Q**                               Statutorily denying a Preliminary Plan for Lakeside Meadows; an approximate 320-acre tract of land out of the W. Caldwell Survey, Section

No. 66, Abstract No. 162 and the E. Kirkland Survey, Abstract No. 458; in Pflugerville, Texas. (PP2002-01)

**Attachments:**     [Lakeside Meadows Preliminary Plan Comments](#)  
                                 [Lakeside Meadows Preliminary Plan Staff Report](#)

Emily Barron read the consent agenda.

Commissioner Mitchell made a motion to approve the Consent Agenda as read. Commissioner Ruiz seconded. All in favor. Motion passes 7-0.

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.

#### **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.

##### **4A**

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, amending Chapter 157, Subchapter 4, Zoning Districts and Use Regulations, by amending Section 4.5.1 Downtown District Overlay to include Downtown sub-districts, and specific development regulations; amending Subchapter 9, Architectural, Site Design and Layout Provisions by adding Section 9.9 Downtown Architectural Design Standards; amending Subchapter 20, Definitions; and repealing Chapter 155 Site Development, Subchapter B Central Business District, in its entirety; replacing all ordinances in conflict; containing severability and repealer clauses; providing for a penalty for a violation of Chapter 157 as a class C misdemeanor and a fine in an amount not to exceed \$2,000.00; and declaring an effective date.

**Attachments:**     [Ordinance](#)  
                                 [Exhibit A - Section 4.5.1 Downtown District Overlay](#)  
                                 [Exhibit B - Downtown Architectural Design Standards](#)  
                                 [Brief Summary](#)  
                                 [Extended Summary](#)  
                                 [Transitional Compatibility Zone Summary](#)  
                                 [Presentation](#)

Erin Sellers, Principal Planner made a presentation to Conduct a public hearing and consider a recommendation of an ordinance related to the Downtown District Overlay code amendments.

Chair Epstein read and acknowledged any public comment and ask for discussion on the item.

Two members of the public to speak

Robert van de Gejin  
Steve Wuertz

Commissioner Mitchell asked about Drive Thrus no longer being permitted under the new Site design and architectural standards and if it were due to the current climate of Covid-19? Ms. Sellers replied that no, change is proposed to encourage a pedestrian oriented environment.

Vice Chair Guerrero asked about the Subdivision block length and how is it measured? Ms. Sellers replied it's measured along the street frontage.

Commissioner Romig stated that he liked the concept and work to make the Transitional Zones and particularly the increased landscaping and would like to see that in other areas of the city as well. How can we increase landscape requirements throughout the city? Ms. Sellers replied that landscaping requirements are included in the Code.

Commissioner Romig asked about the Southern Downtown area (SODO) about land uses and compatibility with residential areas and whether this does not apply to other code amendments like architectural standards? Ms. Sellers replied the SODO area provides for landuse compatibility and subdivision standards to provide a tighter street network and making it more walkable, with an improved streetscape yard along Dessau Road.

There were two speakers related to this item:

Robert van de Gejin commended staff for their outreach efforts as it was better than in the past. He stated that he moved here because of the charm of old town. He pointed to his concerns with residential compatibility standards, lacks similar investment in this heritage and such structures will merely be characters of what is there now. He felt it lacks a vision for what is there now and there are no plans for their preservation.

Steve Wuertz wanted to thank staff for their efforts. He stated that he lives in old town and agrees with Robert. He had a question regarding Transitional Compatibility Zone (TCZ) – with the areas that are listed with the diagonal lines, encroachment of commercial activity on Hall Street, specifically on the north side of Hall, strong wish to keep the north side of Hall to keep it residential. He said that he would like Hall Street to retain residential only rezoning. He asked that someone please address that topic specifically. Chair Epstein reiterated this question. Ms. Sellers replied that the TCZ was intended to address development standards rather than land use and the proposed to not rezone any property within the downtown district overlay.

Commissioner Romig discussed that he was concerned with SODO as it seems

far separated from Downtown. He stated that he does not think the average person driving by will think they will have entered downtown Pflugerville, with the concern with GB-1 restrictions on one side of Dessau and not the other. His preference would be to look at GB1 across the board and not have it apply to just downtown.

Commissioner Seligman discussed that the western side of SODO is certainly walkable from the downtown area and perhaps having these restrictions can help protect the neighborhoods that are already there and help tie into downtown in the future.

Chair Epstein stated that she believed SODO is more walkable and this area will be developed sooner rather than later. She stated that she would consider going forward the zoning that would protect areas very similarly but is in favor of what staff is recommending because it ties into downtown walkability.

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

Chair Epstein - Yes  
Vice Chair Guerrero - Yes  
Commissioner Mitchell - Yes  
Commissioner Ruiz - Yes  
Commissioner Romig - Yes  
Commissioner Hudson - Yes  
Commissioner Seligman - Yes

Motion passes 7-0.

Motion to approve item as recommended (Mitchell/Seligman); Commissioner Romig offered an amendment to remove SODO from the Downtown District overlay but then withdrew the request.

Chair Epstein - Yes  
Vice Chair Guerrero - Yes  
Commissioner Mitchell - Yes  
Commissioner Ruiz - Yes  
Commissioner Romig - Yes  
Commissioner Hudson - Yes  
Commissioner Seligman - Yes

Motion passes 7-0.

**5 Adjourn**  
**Pat Epstein, 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.

Pat Epstein, 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 September 18, 2020 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.

Commissioner Mitchell made a motion to adjourn. Commissioner Seligman seconded. All in favor. Meeting adjourned at 8:18pm.

Chair Epstein took a roll call of the Commissioners present:

Chair Epstein  
Vice Chair Guerrero  
Commissioner Mitchell



Commissioner Ruiz  
Commissioner Romig  
Commissioner Hudson  
Commissioner Seligman

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