



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, May 4, 2020

7:00 PM

100 E. Main St., Suite 500

Regular Meeting (Telephone/Video Conference)

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 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 Director; Jeremy Frazzell, Assistant Planning Director; Emily Draughon, Planner II; Ian Beck, Planner I.

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

Chair Epstein took a roll call of the Commissioners present:

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

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 General's 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** Statutorily denying a Preliminary Plan for Carmel East; an approximate 289.64 acres of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (PP1908-01)
- 3B** Approving 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)
- 3C** 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)
- 3D** Statutorily denying 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)

- 3E** Statutorily denying a Preliminary Plan for Spanish Oak; an approximate 1.517-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, Pflugerville, Texas. (PP2003-01)

- 3F** 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)

- 3G** 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)

- 3H** Statutorily denying 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)

- 3I** Statutorily denying a Final Plat for Spanish Oak; an approximate 1.517-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, Pflugerville, Texas (FP2004-02)

- 3J** Statutorily denying 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)

Emily Barron read the consent agenda.

Commissioner Mitchell made a motion to approve the Consent Agenda as read excluding Item 3C. Commissioner Romig seconded. All in favor. Motion passes 7-0

Commissioner Mitchell made a motion to approve and accept Item 3C as read. Commissioner Romig seconded. Vice Chair Guerrero recused himself. All in favor. Motion passes 6-0

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** To receive public comment and consider an application to rezone an approximate 5,400 sq. ft. lot locally addressed as 306 N. First St., from Single Family Suburban (SF-S) to Office (O) district; to be known as 306 N. First St Rezoning. (REZ2003-01)

Jeremy Frazzell Assistant Planning Director gave a presentation on a potential rezoning of a 5,400 sq ft lot located at 306 North First Street, Pflugerville from Single Family Suburban (SF-S) to Office (O).

Jeff Coleman the applicant also spoke about the potential rezoning.

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

No public to speak.

Chair Epstein asked about the two stories and the usage. Mr. Coleman replied that staff’s offices would be downstairs and his own office would be upstairs with no intended living space on the second story.

Commissioner Romig asked what is the plan for parking. Mr. Coleman replied that per requirements there would be two spots in existing driveway including handicap space and a parallel striped parking along 1st street; the balance would be on street parking available in downtown.

Commissioner Romig asked about the Retail across the street – when was that rezoned and why? Mr. Frazzell stated that this was prior to 2007, in accordance with the vision for downtown and access to Railroad.

Commissioner Romig stated that he doesn’t support taking single family residences and “piece-mealing” to office in the downtown area.

Commissioner Seligman asked if there was any garage parking. Mr. Coleman stated that there was no garage to house.

Commissioner Ruiz 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.

Commissioner Mitchell made a motion to approve the request. Commissioner Hudson seconded to approve as requested.

- Chair Epstein - Yes
- Vice Chair Guerrero - Yes
- Commissioner Mitchell - Yes
- Commissioner Ruiz - Yes
- Commissioner Romig - No
- Commissioner Hudson - Yes
- Commissioner Seligman - Yes

Motion passes 6-1.

4B

To receive public comment and consider an application to replat Lot 1, Block A of the Springbrook Corporate Center Resubdivision to create

five lots; a 34.201-acre tract of land out of the Springbrook Corporate Center Resubdivision; Pflugerville, Texas (FP2003-01).

Emily Draughon Planner II, made a presentation on a potential replat of a 34, 201 acre tract of land known as the Springbrook Corporate Center Resubdivision in Pflugerville. The applicant was also present.

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

No public to speak.

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.

Commissioner Romig made a motion to approve the request. Commissioner Mitchell seconded to approve as requested. 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.

5 Discuss and Consider

5A

Discuss and consider a Subdivision Waiver for the Lisso Tract, to Subchapter 15.16.3 (R) in order to create a preliminary plan that allows 100 lots or more, cumulatively with other final plats within the same preliminary plan, that would be subject to only one access point or to multiple access points with routes to an arterial street that duplicate a segment of the route of any other access point for the same final plat (PP1912-02).

Emily Draughon Planner II, made a presentation on a potential Subdivision Waiver for the Lisso Tract. Alex Granados the applicant was also present.

Commissioner Mitchell and Commissioner Seligman asked about controlling access to the construction driveway. Mr. Granados replied that there would

some gates put up to control the access with the Fire department keeping the key and restricting.

Vice Chair Guerrero asked about the phasing and if further improvements would be needed along Immanuel Road as the project progresses? Mr. Granados stated that ideally the public improvements would occur systematically with the anticipated phasing's.

Chair Epstein asked about potential timings for these improvements. Mr. Granados replied they are planned for after the conclusion of Phase 1 over the duration of March/April 2021 and onwards onto 2022.

Commissioner Romig asked about the parkland dedication and how this was worked out. Ms. Barron reminded the Commissioners that this discussion was regards to the waiver specifically.

Commissioner Seligman made a motion to approve the request. Commissioner Romig seconded to approve the request. Motion passes 5-2

- Chair Epstein - No
- Vice Chair Guerrero - Yes
- Commissioner Mitchell - No
- Commissioner Ruiz - Yes
- Commissioner Romig - Yes
- Commissioner Hudson - Yes
- Commissioner Seligman - Yes

5B

To discuss and consider a recommendation to the City Council on the 5-year Capital Improvement Plan for FY 2021-2025 related to water, wastewater, transportation, parks and trees.

Emily Barron, Planning Director began a presentation on the 5-year Capital Improvement Plan for 2021-2025 related to water, wastewater, transportation, parks and trees. Amy Giannini, Assistant City Manager of Public Works and engineering department operations, continued the presentation concerning the water, wastewater and transportation. Shane Mize, Director of Parks and Recreation presented the parks and trees aspect of the presentation.

Vice Chair Guerrero made a motion to approve as presented. Commissioner Mitchell seconded. All in favor. Motion passes.

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

6 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 May 1, 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 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. Meeting adjourned at 9:10pm.

Pat Epstein, Chair
Planning and Zoning Commission

1. Respectfully, submitted on this 1st day of June 2020.