



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, January 4, 2021

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 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=e52df38577c6e993795d5fa823ce05b23>

Access Code: 146 889 4225
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 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 Discuss and Consider

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.

Commissioner Mitchell called the Virtual meeting to order at 7:01 pm.

Commissioner Mitchell took a roll call of the Commissioners present:

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

All present.

1A Elect a Chair and Vice-Chair to the Planning and Zoning Commission for 2021.

Commissioner Hudson motioned and Commissioner Romig seconded, to appoint Commissioner Romig Chair and Commissioner Mitchell Vice Chair. All in favor. Motion passes 7-0.

2 Presentation

2A Presentation regarding virtual meeting protocol.

Emily Barron, Planning and Development Services Director gave a presentation on the virtual meeting protocols.

2B Presentation regarding the development process.

Jeremy Frazzell, the Assistant Planning Director gave a presentation on the development process.

3 Call to Order

4 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.

5 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.

- 5A** Approve the Planning and Zoning Commission Minutes for December 7, 2020 regular meeting.

Attachments: [Minutes December](#)

- 5B** Approving 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](#)

- 5C** Approving a Preliminary Plan for Lakeside Meadows Industrial; a 96.60-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (PP1912-05)

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

- 5D** Approving a Final Plat for Lakeside Meadows Industrial Ph. 1; a 22.060-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2002-01)

Attachments: [Lakeside Meadows Industrial Ph. 1 Final Plat Staff Report](#)
[Lakeside Meadows Industrial Ph. 1 Final Plat](#)

- 5E** Approving a Preliminary Plan for Enclave at Cele; a 41.3-acre tract of land out of the Andrew Austin Survey No. 19, Abstract No. 38 and the Juan Zambrano Survey No. 38, Abstract No. 645; in Pflugerville, Texas. (PP2005-01)

Attachments: [Enclave at Cele Preliminary Plan Staff Report](#)
[Enclave at Cele Preliminary Plan](#)

- 5F** Approving 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 Staff Report](#)
 [Lakeside Meadows Preliminary Plan](#)

5G Statutorily denying a Final Plat for the Pecan District Section 2, a 15.441 acre tract out of the Thomas J. Chambers Survey, Abstract No. 7 in Pflugerville, Texas (FP2012-01)

Attachments: [Pecan District Section 2 Final Plat Staff Report](#)
 [Pecan District Section 2 Final Plat Comments](#)

5H 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](#)

5I Statutorily denying 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 Hickman seconded. All in favor. Motion passes 7-0.

6 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.

6A To receive public comment and consider an application for a Specific Use Permit for a proposed Multi-Family development in the Urban Center Level 4 (CL4) zoning district on an approximate 15-acre tract located at the southwest corner of the E Pflugerville Pkwy and Weiss Lane intersection; to be known as the Tacara at Weiss Ranch Specific Use Permit (SUP2009-01).

Attachments: [Tacara at Weiss Ranch SUP Staff Report](#)
 [Tacara at Weiss Ranch SUP Location Map](#)
 [Tacara at Weiss Ranch SUP Applicant Packet](#)
 [Tacara at Weiss Ranch SUP Ordinance](#)

Emily Draughon Planner II, gave a presentation to receive public comment and consider an application for a Specific Use Permit for a proposed Multi-Family development an approximate 15-acre tract located at the southwest corner of the E Pflugerville Pkwy and Weiss Lane intersection, to be known as the Tacara at Weiss Ranch Specific Use Permit.

The applicants Paul Linehan and Michael Linehan were also present.

Vice Chair Mitchell asked if there were sidewalks being constructed around the development to facilitate potential footfall from nearby schools. Paul Linehan stated there would be sidewalks along Weiss Lane and East Pflugerville parkway.

Vice Chair Mitchell and Commissioner Seligman asked about the private and public entry points. Michael Linehan outlined the separation of parking for residents and retail use.

Commissioner Crain clarified the parking for residential and commercial use would be separate which Paul Linehan confirmed.

Commissioner Seligman asked if there would walkable paths from the retail aspect to the lake and park. Michael Linehan stated that there would be pedestrian access designed for this.

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

Motion passes 7-0.

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

Motion passes 5-2.

Vice Chair Mitchell - Yes
Commissioner Johnson - No
Commissioner Hudson - Yes
Commissioner Seligman - Yes
Commissioner Hickman - Yes
Commissioner Crain - Yes
Chair Romig - No

6B

To receive public comment and consider an application to rezone an approximate 48.126 acre-tract of land located at the southeast corner of the E Pflugerville Pkwy and Wilke Ridge Ln intersection along the south side of E Pflugerville Pkwy, from Retail (R) and General Business 1 (GB1) district to Planned Unit Development (PUD) district; to be known as the Hill Country Bible Church PUD Rezoning (REZ2008-01).

- Attachments:** [General Location Map](#)
 [Hill Country Bible Church PUD Staff Report](#)
 [Proposed Development Standards](#)
 [Hill Country Bible Church PUD Ordinance](#)

Jeremy Frazzell, Assistant Planning Director gave a presentation to receive public comment and consider an application to rezone an approximate 48.126 acre-tract of land located at the southeast corner of the E Pflugerville Pkwy and Wilke Ridge Ln intersection, from Agriculture/Development Reserve (A) district to a Planned Unit Development (PUD) district, to be known as the Hill Country Bible Church PUD Rezoning.

Two public speakers called to speak:

Dylan Piper of 1310 Haley Gray Drive - concerned about the sidewalk of the future development and how it connects to the residential neighborhood.

Jackie Sartor of 1408 Haley Gray Drive - concerned about the increased commercial activity use of access roads around the residential neighborhood.

Chair Romig asked about the Traffic Impact fees and where it will be applied. Mr Frazzell stated that the TIA fees would be applied during the subdivision process.

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

Motion passes 7-0.

Vice Chair Mitchell made a motion to approve the application. Commissioner Crain seconded.

Motion passes 7-0.

6C

To receive public comment and consider an application to Replat Lot 3, Block A Picadilly Estates, consisting of 6.26 acres out of the James Casner Survey No. 103, Abstract No. 2538 and the John Van Winkle Survey No. 14, Abstract No. 786 in Pflugerville, TX. (FP2010-02)

- Attachments:** [Picadilly Estates Replat Lot 3 Staff Report](#)
 [Picadilly Estates Replat Lot 3](#)

Jeremy Frazzell, Assistant Planning Director gave a presentation to receive public comment and consider an application to Replat Lot 3, Block A Picadilly Estates, consisting of 6.26 acres out of the James Casner Survey No. 103, Abstract No. 2538 and the John Van Winkle Survey No. 14, Abstract No. 786.

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. Vice Chair

Mitchell seconded.

Motion passes 7-0.

7 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).

- 7A** Discuss and consider recommending approval of a Resolution with the caption reading: A resolution of the City Council of the City of Pflugerville, Texas adopting the Vision Statement and Guiding Principles for the Aspire Pflugerville 2040 Comprehensive Plan.

Attachments: [Resolution](#)

Emily Barron, Planning and Development Services Director and Chance Sparks of Freese and Nichols gave a presentation to discuss and consider recommending approval of a Resolution adopting the Vision Statement and Guiding Principles for the Aspire Pflugerville 2040 Comprehensive Plan.

Commissioner Seligman made a motion to approve the request. Vice Chair Mitchell seconded to approve as requested. All in favor.

Motion passes 7-0.

8 Discuss Only

- 8A** Discussion regarding City's Legislative Agenda.

Attachments: [Legislative Agenda - RES 1794-20-09-08-0761](#)

Trey Fletcher, Deputy City Manager gave a presentation regarding the City's Legislative Agenda.

9 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 December 31st, 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 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 10:25pm.