



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, June 1, 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; Erin Sellers, Senior 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 (Absent)
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 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** Approve the Planning and Zoning Commission Minutes for March 2, 2020 regular meeting.

Attachments: [Minutes March](#)

- 3B** Approve the Planning and Zoning Commission Minutes for April 6, 2020 regular meeting.

Attachments: [Minutes April](#)

- 3C** Approve the Planning and Zoning Commission Minutes for May 4, 2020 regular meeting.

Attachments: [Minutes May](#)

- 3D** Conditionally approving 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)

Attachments: [The Ridge at Blackhawk Phase 1 Preliminary Plan Staff Report](#)
 [The Ridge at Blackhawk Phase 1 Preliminary Plan](#)

3E Conditionally 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)

Attachments: [Hutto 130 Subdivision Preliminary Plan Staff Report](#)
 [Hutto 130 Subdivision Preliminary Plan Coversheet](#)
 [Hutto 130 Subdivision Preliminary Plan-p2-3-4-5](#)

3F Conditionally approving a Final Plat for The Ridge at Blackhawk Phase 1, Section 2; an approximate 32.661-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Daniel & Gracy Bergen Survey No. 79, Abstract No. 2599; in Travis County, Texas. (FP1908-02)

Attachments: [Ridge at Blackhawk Phase 1, Section 2 Staff Report](#)
 [Ridge at Blackhawk Phase 1, Section 2 Final Plat](#)

3G Conditionally approving a Final Plat for The Ridge at Blackhawk Phase 1, Section 1; an approximate 43.655-acre tract of land out of the Benjamin Allen Survey No. 73, Abstract No. 36, and the Juan Zambrano Survey No. 38, Abstract No. 845; in Travis County, Texas. (FP1906-06)

Attachments: [Ridge at Blackhawk Ph 1 Sec 1 Staff Report](#)
 [Ridge at Blackhawk Ph 1 Sec 1 Final Plat](#)

3H Approving a Final Plat for Vine Creek Phase 5; a 14.764-acre tract of land out of the Juan Zambrano Survey No. 38, Abstract No. 844; Pflugerville, Texas. (PP1911-01)

Attachments: [Vine Creek Ph 5 Staff Report](#)
 [Vine Creek Ph 5 Final Plat](#)

3I Statutorily denying 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 Comments](#)
 [Enclave at Cele Preliminary Plan Staff Report](#)

3J 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 Comments](#)

3K

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

3L

Statutorily denying a Preliminary Plan for Liso Tract; a 169.164-acre tract of land out of the Alexander Walters Survey No. 67, in Pflugerville, Texas. (PP1912-02)

Attachments: [Liso Tract PP Statutory Denial Staff Report](#)
 [Liso Tract PP Comments Response Letter](#)

3M

Approving 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)

Attachments: [Spanish Oak Preliminary Plan Staff Report](#)
 [Spanish Oak Preliminary Plan](#)

3N

Statutorily denying an application to Replat Lots 5, 6, and 7, Block 4 of the Stone Hill Town Center, consisting of 13.68 acres out of the T.G. Steward Survey No. 6, Abstract No. 689 in Travis County, TX. (FP2005-01)

Attachments: [Replat Lot 5, 6, 7 Stone Hill Town Center Staff Report](#)
 [Replat Lot 5, 6, & 7 Stone Hill Town Center Comments](#)

3O

Statutorily denying a Final Plat for Lakeside Meadows Ph. 1; a 68.485-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162; in Pflugerville, Texas. (FP2005-02)

Attachments: [Lakeside Meadows Phase 1 Final Plat Staff Report](#)
 [Lakeside Meadows Phase 1 Final Plat Comments](#)

3P

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 Comments](#)

3Q 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)

Attachments: [Lisso Ph 1 FP Statutory Denial Staff Report](#)
 [Lisso Ph 1 FP Comments Response Letter](#)

3R 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)

Attachments: [Star Ranch NE Final Plat Statutory Denial Staff Report](#)
 [Star Ranch NE Final Plat Comments](#)

3S Approving 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)

Attachments: [Spanish Oak Final Plat Staff Report](#)
 [Spanish Oak Final Plat](#)

Kazi Mohaimin read the consent agenda.

Commissioner Mitchell made a motion to approve the Consent Agenda as read. Commissioner Seligman seconded. 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 for a Specific Use Permit for a proposed Brew Pub in the Downtown District on an approximate 0.86-acre tract located on the southwest corner of the N. Railroad Ave and E. Main St intersection; locally addressed as 115 E. Main St, to be known as the 115 E. Main St Specific Use Permit. (SUP2004-01)

Attachments: [115 E. Main St SUP - Location Map](#)
 [115 E. Main St SUP - Staff Report](#)
 [115 E. Main St SUP - Ordinance](#)

Jeremy Frazzell, Assistant Planning Director made a presentation to consider a Specific Use Permit for a proposed Brew Pub in the Downtown district locally

known as 115 E. Main Street. The applicant Troy Dudley, was also present.

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

No public to speak.

Mr Dudley mentioned that he discussed project with adjacent property owners.

Commissioner Romig commented that food preparation was not anticipated however, a brew pub must have certain components of food service, and asked what were the plans? Mr. Dudley replied they intended to use food truck and partner with surrounding businesses.

Commissioner Hudson asked what is the upstairs use? Mr. Dudley replied that the 1st floor will be the production and top floor will be the tasting room.

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 Romig - Yes

Commissioner Hudson - Yes

Commissioner Seligman - Yes

Motion passes 6-0.

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

Chair Epstein - Yes

Vice Chair Guerrero - Yes

Commissioner Mitchell - Yes

Commissioner Romig - Yes

Commissioner Hudson - Yes

Commissioner Seligman - Yes

Motion passes 6-0.

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).

6 Discuss Only

6A

Discussion regarding Downtown code amendments.

Discussion completed during worksession. No discussion had.

7 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 May 29, 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 Mitchell made a motion to adjourn. Vice Chair Guerrero seconded. All in favor. Meeting adjourned at 7:33pm.

Chair Epstein took a roll call of the Commissioners present:

**Chair Epstein
Vice Chair Guerrero**

Commissioner Mitchell
Commissioner Ruiz (Absent)
Commissioner Romig
Commissioner Hudson
Commissioner Seligman

Pat Epstein, Chair
Planning and Zoning Commission
Respectfully, submitted on this 6th day of July 2020.