



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, October 2, 2023

7:00 PM

1611 Pfennig Lane

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#### Regular Meeting

#### 1 Call to Order

Chair Mitchell called the meeting to order at 7PM  
Commissioner Maedgen sat at the dais at 7:11PM

Staff present: Jeremy Frazzell, Planning and Development Services Director;  
Lee Simmons, City Attorney; Nathan Jones, Planning Manger; Samantha  
Fleischman, Planner I; Michael Patroski, Senior Planner; Zainab Haider,  
Planner I; Kristin Gummelt, Planner I; Tracy McMullen, Administrative  
Technician

**Present** 7 - Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell,  
Commissioner Amanda Maedgen, Commissioner Andrew Crain,  
Commissioner Allison Thompson, Commissioner Brad Hickman and  
Commissioner Jonathan Coffman

#### 2 Citizens Communication

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.

There was none.

#### 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**    [2022-1083](#)        Approving a Preliminary Plan for 15000 Cameron Rd; a 87.52-acre tract of land out of the William Caldwell Survey A-162, Travis County Texas. (2022-12-PP).

**Approved**

**3B**    [2023-0925](#)        Approving a Final Plat for Lakeside Meadows Phase 8; an approximate 8.813-acre tract of land out of the E. Kirkland Survey, Abstract No. 458; in Pflugerville, Texas to be known as the Lakeside Meadows Phase 8 Final Plat (2023-17-FP).

**Approved**

**3C**    [2023-0934](#)        Approving a Preliminary Plan for Cameron 96; a 96.341-acre tract of land in the William Caldwell Survey No. 66, Abstract No. 162, in Pflugerville, Texas (PP2109-03).

**Approved**

**3D**    [2023-0953](#)        Approving a Final Plat for Urbana Cameron Subdivision Phase 1A; a 43.728 acre tract of land in the William Caldwell Survey No 66, Abstract No. 162, in Pflugerville, Texas (FP2111-03).

**Approved**

**3E**    [2023-0930](#)        Approve the Planning and Zoning Commission Minutes for August 7, 2023 regular meeting.

**Approved**

**3F**    [2023-0931](#)        Approve the Planning and Zoning Commission Minutes for August 21, 2023 special called meeting.

**Approved**

**3G**    [2023-0932](#)        Approve the Planning and Zoning Commission Minutes for September 18, 2023 regular meeting.

**Approved**

**Commissioner Thompson motioned to approve the Consent Agenda. Commissioner Crain seconded the motion. All in favor. Motion passes.**

**4      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).**

**No items,**

## 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.

### [ORD-0752](#)

To receive public comment and consider an application to rezone approximately 81-acres from the Urban (Level 4:CL4) and Urban Center (Level 5:CL5) to Planned Unit Development (PUD) district, with the base zoning designations of Urban (Level 4:CL4), Urban Center (Level 5:CL5) and Parks Facilities and Open Space (PF). The Planned Unit Development is approximately 81-acres of land situated in the Peter Conrad Survey, Number 71, Abstract Number 200, generally located north of State Highway 45, east of Heatherwilde Blvd and west of State Highway 130 to be known as the Chisholm Station Planned Unit Development (PUD) district (2022-7-PUD).

**Michael Patroski, Senior Planner and Ethan Harwell with Kimley-Horn and Associates, gave a presentation.**

**Brian Warner of 2105 Maple Vista spoke to the Commission and is concerned about the new traffic through the neighborhood.**

**Kim Heintze of 2108 Maple Vista spoke to the Commission and is concerned about putting the road through. The streets were not built for the traffic that the cut through will bring.**

**Ken Marschand of 2113 Palm Vista spoke to the Commission and is concerned about traffic backing up on the way to Stonehill. Traffic is in gridlock between 4pm and 6pm.**

**Commissioner Maedgen motioned to close Public Hearing. Commissioner Crain seconded the motion. All in favor. Motion passes.**

**Commissioner Crain motioned to approve the item as presented by Staff. Commissioner Maedgen seconded the motion. All in favor. Motion passes.**

**6 Adjourn**

**Oscar Mitchell, 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.**

**Oscar Mitchell, 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 29, 2023 at 5:00 p.m. pursuant to Section 551.041, Government Code.**

**Trista Evans, 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 Breanna Higgins at [breannah@pflugervilletx.gov](mailto:breannah@pflugervilletx.gov) or 512-990-6129 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 adjourned the meeting at 7:45pm**