



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, September 18, 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

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; Lee Simmons, City Attorney

**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 were 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 [2023-0882](#) Approving a Final Plat for the Pfarm Subdivision, being a 16.759-acre tract out of the Peter Conrad Survey No. 7, Abstract No. 200, in Travis County, Texas, generally located west of North Heatherwilde Boulevard and south of New Meister Lane, to be known as The Pfarm Subdivision (2022-38-FP).
- Commissioner Hudson 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).

- 4A [2023-0880](#) Discuss and consider action regarding an application for a Subdivision Waiver to allow a Construction Plan application to be submitted prior to the approval of a Preliminary Plan and Final Plat for the properties generally located along the SH-45 and Heatherwilde Boulevard (2023-6-VAR).
- This item has been postponed by the applicant until the November 6, 2023 meeting.

#### 5 Public Hearing

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.

**5A**     [ORD-0723](#)

To receive public comment and consider an application for a Specific Use Permit for a proposed Wireless Telecommunications Facility in the Falcon Point Planned Unit Development (PUD) zoning district on an approximately 13.208-acre tract of land generally located east of FM 685 and north of Murchison Ridge Trail; to be known as the Point of Grace SUP (2023-4-SUP).

Kristin Gummelt, Planner I, presented.

Vince Huebinger with Vincent Gerard, Applicant, addressed the Commission.

Albert Alexia, address on Drifting Meadows addressed the Commission asking what the what the health issues are by living 24/7 next to the tower and the RF voltages present in the human body model for living in that close of proximity to the tower. Vincent Huebinger advised the RF emissions are non-ionizing and none of the reports have not shown any health impacts.

Commissioner Thompson moved to close public comment. Commissioner Crain seconded the motion.

All in favor. Motion passes.

Commissioner Hudson asked the Applicant if they went through all the due diligence and contacted all the needed agencies. FAA comes to mind for the height. The Applicant advised both zoning and regulatory requirements are done at the same time.

Commissioner Thompson asked if the Applicant had proposed date for the construction. The Applicant advised they have to go through the Site plan process and the Building permit process first. It would be the middle of 2024.

The Applicant advise they had a neighborhood meeting for Falcon Point and no one showed up.

Commissioner Maedgen moved to approve the request with the conditions listed by staff. Commissioner Thompson seconded the motion. All in favor. Motion passes.

**6**     **Adjourn**

Chair Mitchell adjourned the meeting at 7:18PM.

Respectfully submitted,

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Oscar Mitchell, Chair  
Planning and Zoning Commission  
Approved as submitted on this 18th day of September, 2023.