



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, December 1, 2025

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Vice Chair Nicholas Hudson called the meeting to order at 7:00 p.m. Commissioners Amanda Maedgen, Sally Decelis, Chelsea Burkett, Theresa Atkinson, and Andrew Crain were in attendance.

City Staff in attendance: Emily Barron, Assistant City Manager; Ashley Bailey, P&DS Director; Brittney Anderson, P&DS Assistant Director; Yasmin Turk, Planning Manager; Michael Patroski, Senior Planner; Jeremy Frazzell, Principal Planner; Kristin Gummelt, Planner II; and Rosie Cardenas, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 Consent Agenda

Vice Chair Hudson asked if there were any items on the Consent Agenda that the Commission would like to remove. Hearing none, Vice Chair Hudson read item 3A. Mr. Crain moved to approve the consent agenda. Ms. Burkett seconded the motion. All present voted in favor. The motion to approve the consent agenda passed.

Item 3A was approved on the Consent Agenda.

3A Approve the Planning & Zoning Commission Minutes for November 3, 2025 regular meeting.

Item 3A was approved on the Consent Agenda.

4 Public Hearing

4A To receive public comment and consider a recommendation regarding a rezoning application for an approximately 2.78-acre tract of land located at 604 Kay Lane, requesting a change from Agriculture/Development Reserve (A) to Single-Family Estate (SF-E). The property is generally

located north of Split Oak Drive, east of FM 685, south of E. Pfennig Lane, and west of N. Railroad Avenue, situated in Lot 6, Warner Heights Addition, City of Pflugerville, Travis County, Texas, to be known as the 604 Kay Lane Rezoning (REZ2025-00467).

Mr. Patroski presented the rezoning request for 604 Kay Lane. He described the property and provided the zoning history. The request is to rezone from Agriculture to Single-family Estate. Mr. Patroski stated City Staff recommends the approval of this property due to the compatibility with the neighborhood and being consistent with the Comprehensive Plan. He added that this request will go to City Council for approval on January 13, 2026.

Vice Chair Hudson requested a motion to close the Public Hearing. Mr. Crain moved to close the Public Hearing. Ms. Maedgen seconded the motion. All present voted in favor. The motion to close the Public Hearing was passed.

Ms. Maedgen moved to approve. Ms. Burkett seconded the motion. All present voted in favor. The motion to approve 4A passed.

Under item 5A, Vice Chair Hudson called the speakers wishing to speak for the 4A Public Hearing to come up and do so at this time.

Ms. Maedgen moved to reopen the Public Hearing for 4A. Mr. Crain seconded the motion. All present voted in favor. The motion to reopen the Public Hearing for 4A passed.

Mr. Jimmy Turek spoke against the request to rezone Kay Lane. He said he has lived in the neighborhood since 1978 and the original owner put in the contract that each lot consist of a single home. He said all 7 lots in this cul-de-sac are single homes. He stated he is concerned about the traffic if additional homes are built in this area.

Mr. Joaquin Arevalo stated he is also concerned about the traffic and suggested a traffic light be added to help with the existing traffic issue. He said there was also a sewer problem and that adding additional homes would create an even larger drainage issue.

Ms. Maedgen moved to close the Public Hearing. Mr. Crain seconded the motion. All present voted in favor. The motion to close the Public Hearing for item 4A was passed.

4B

To receive public comment and consider an application to rezone Lot 2C of the Lot 2 Pflugerville Industrial Replat, an approximate 2.01-acre lot along the east side of Weiss Lane, generally southeast of Kelly Lane, from Light Industrial (LI) to General Business 1 (GB1) District in the City of Pflugerville, Travis County, Texas to be known as the PFL Weiss Investments LLC Rezoning (REZ2025-00477).

Mr. Frazzell presented the rezoning request for Lot 2C of the Lot 2 Pflugerville Industrial Replat located along the east side of Weiss Lane, generally southeast of Kelly Lane, from Light Industrial to General Business 1 District. He provided the history of the property and the surrounding areas. Mr. Frazzell stated that City Staff recommends approval of the rezoning since it is consistent with the Comprehensive Plan and there has not been any concerns

or inquiries on the rezoning request for this property.

Vice Chair Hudson requested a motion to close the Public Hearing. Mr. Crain moved to close the Public Hearing. Ms. Maedgen seconded the motion. All present voted in favor. The motion to close the Public Hearing was passed.

Ms. Maedgen moved to approve. Mr. Crain seconded the motion. All present voted in favor. The motion to approve 4B passed.

5 Discuss and Consider

5A

Discuss and Consider a Subdivision Waiver to the Subdivision Process outlined in Section 15.3 of Unified Development Code, to allow for a Construction Plan to be submitted, reviewed, and approved without first obtaining an approved Preliminary Plan or Final Plat, for property located generally southeast of the E. Pflugerville Pkwy and SH 130 intersection, between Balaton Blvd and E. Pflugerville Pkwy.

Dr. Turk presented the subdivision waiver request to allow for a Construction Plan to be submitted, reviewed and approved without first obtaining an approved Preliminary Plan or Final Plat, for the property located generally southeast of the East Pflugerville Parkway and SH 130 Intersection, between Balaton Blvd and East Pflugerville Parkway. Dr. Turk went over the typical Subdivision process. She stated that Staff recommends this request be denied as it does not qualify under the exemption provisions outlined in Section 15.1.4.C of the Unified Development Code (UDC). Commissioners asked the applicant questions regarding the reason for the request, how the size of the sewer lines were calculated, as well as what would happen if the placement of those lines needed to be moved in the future. The applicant responded to the questions and brought up expiring plats. Ms. Bailey provided further explanation regarding expiring plats. Commissioners further discussed timeframes and how this request affects or speeds up these timeframes.

Ms. Burkett moved to deny the waiver. Ms. Maedgen seconded the motion to deny. All present voted in favor of denying the waiver request. The motion to deny 5A was passed.

5B

Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024.

Ms. Gummelt presented the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2024. She discussed the Program Year accomplishments for 2024, which included: 2 infrastructure projects, the 19 Youth and Senior scholarships that were granted, and the partnering with Workforce Solutions which provided funding for 6 residents. Ms. Gummelt stated the next step for the PY2024 CAPER is to go to City Council on December 9, 2025, for Approval, then be submitted to Housing and Urban Development (HUD) by the end of the month. Commissioners asked questions regarding future programs and outreach efforts. Ms. Gummelt provided detailed information of programs that may be discontinued and others that may be included in the 2025 Program Year. She also went over expanding efforts to promote the programs.

Mr. Crain moved to approve. Ms. Maedgen seconded the motion. All present voted in favor. The motion to approve 5B passed.

6 Adjourn

Meeting adjourned at 8:04 pm.

Respectfully submitted

Nicholas Hudson, Vice Chair
Planning and Zoning Commission

Approved as submitted on this _____ day of _____, _____