



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, October 3, 2022

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Staff present: Emily Barron, Assistant City Manager; Jeremy Frazzell, Planning & Development Services Director; Robyn Miga, Planning Manager; Kristin Gummelt, Planner I; Zainab Haider, Planner I; Samantha Fleischman, Planner I; Michael Patroski, Planner II; Tracy McMullen, Administrative Technician.

Chair Romig called the meeting to order at 7:00pm

Present 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Deborah Johnson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

Absent 1 - Commissioner Nicholas Hudson

2. Citizens Communication

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 Presentation

3A [2022-0949](#) Transportation 101

Jake Guntekunst with Kimley-Horn gave a presentation

4. 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.

- 4A [2022-0879](#) Approving the Planning and Zoning Commission Minutes for July 18, 2022 regular meeting.

Item was removed

- 4B [2022-0880](#) Approving the Planning and Zoning Commission Minutes for August 1, 2022 regular meeting.

Item was removed

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-0677](#)

To receive public comment and consider an application to rezone an approximate 5.03 acre-tract of land situated in the Jacob Casner League Survey, generally located east of SH 130, west of Rowe Loop, south of Steeds Crossing, north of Rowe Lane, locally addressed 20401 FM 685, from Agriculture/Development Reserve (A) district to General Business 1 (GB-1) district; to be known as the United Fleet Management Rezoning (2022-4-REZ).

**Kristin Gummelt, Planner I, gave a presentation.
Staff recommends approval.**

Rowe Loop resident Larry Koch spoke to the Commission and voiced concerns of noise, traffic and light pollution in the area because of development. He stated he is now experiencing more drainage problems.

Kristin Gummelt advised Engineering looks at the drainage prior to the property being built out and require the applicant to submit a drainage study for the site plans. Chair Romig suggested a new drainage study be done for the area in question.

Galen Schroeder of 1810 Rowe Loop asked questions of the applicant: What type of business and structures will be placed on the property? What kind of buffer zone would be provided? Tree line? Shrubbery? Will there be noise and dust control.

Tony Schmeer, CEO of Fleet Management answered Mr. Schroeder's questions.

Commissioner Johnson motioned to close public hearing. Commissioner Mitchell seconded the motion. All in favor. Motion carried.

Commissioner Crain motioned to approve as recommended. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

5B [ORD-0676](#) To receive public comment and consider an application for a Specific Use Permit for proposed uses of Industrial Uses (Light) and Office/Warehouse within the Urban Center: Level 4 (CL-4) zoning District for an approximate 87.520 acres of land located north of Cameron Road, east of the North East Metro Park, and south of the SH 130 Commerce Center, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, generally located south of Pecan Street, east of the Travis County Metro Park, and west of SH 130 Toll to be known as the 15000 Cameron Road Specific Use Permit (2022-5-SUP).

**Kristin Gummelt, Planner I, gave a presentation.
Staff recommends approval with conditions: truck court orientation, no outdoor storage and wing walls.**

Applicant is proposing a vegetative berm with trees and shrubs.

Commissioner Maedgen motioned to close public hearing. Commissioner Crain seconded the motion. All in favor. Motion carried.

**Commissioner Maedgen motioned to approve as recommended.
Commissioner Crain seconded the motion. All in favor. Motion passes.**

6. Discuss and Consider

6A Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

6B [2022-0926](#) Discuss and consider action regarding an application for a waiver from Section 11.9, Fence and Wall Standards, to allow for a boundary fence with a maximum height of eight-feet for an approximately 22.847 acre property generally located at the southeast corner of New Meister and Meister Lane, locally addressed as 600 New Meister Lane, to be known as the Skybox Fence Waiver (2022-2-VAR).

Michael Patroski, Planner II, gave a presentation. He advised this request complies and meets the intent of the City Code and Staff recommends the request with conditions: 8' wrought iron fence when the subject property is established as a Data Center.

This site is considered to be a mission critical facility. The fence being proposed is the same fence that is used outside the Justice Center.

Commissioner Crain motioned to close public hearing. Commissioner Maedgen seconded the motion. All in favor. Motion carried.

Commissioner Crain motioned to approve as recommended. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

7. Adjourn

Chair Romig adjourned the meeting at 8:04 PM

Robert Romig, Chair

Planning and Zoning Commission

Respectfully submitted this 3rd day of October, 2022