



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, June 3, 2024

7:00 PM

1611 Pfennig Lane

Regular Meeting

1. Call to Order

Chair Jonathan Coffman called the meeting to order at 7:02 p.m.
Commissioners Nicholas Hudson, Andrew Crain, Bradley Hickman, Amanda Maedgen, Allison Thompson, and Sally Decelis were in attendance.

City Staff in attendance: Emily Barron, Assistant City Manager, Jeremy Frazzell, Director of Planning & Development Services, Robyn Miga, Assistant Director of Planning and Development Services, Nathan Jones, Planning Manager, Michael Patroski, Senior Planner, and DeeDee Martinez, Development Services Coordinator.

2. Citizens Communication

No one addressed the committee.

3. Consent Agenda

Chair Coffman ask if there were any items on the Consent Agenda that the Commission would like to remove. Chair Coffman read through item 3A. Mr. Hudson moved to approve the consent agenda. Ms. Thompson 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. Approving the Planning and Development Services FY25 proposed fee adjustments.

Item 3A was approved on the consent agenda.

4. Public Hearing

4A. To receive public comment and consider an application to rezone approximately 32.6197-acres from Planned Unit Development (PUD), General Business 1 (GB1), and Agriculture/Development Reserve (A) to Planned Unit Development (PUD) district. The Planned Unit Development is approximately 32.6197 acres out of the C.S. Parish Survey No. 2, Abstract No. 621, and the Sefrim Eiselin Survey No.1,

Abstract No.265 generally located northwest of FM 685 and East Pecan Street to be known as the Downtown East Project Planned Unit Development (PUD) district (PUD2024-00142).

Mr. Patroski presented the rezoning for the Downtown East Project Planned Unit Development (PUD) district, from a PUD, General Business 1 (GB1), and Agriculture/Development Reserve (A) to PUD district. Mr. Patroski went over the location and zoning history of the area. He went over the Downtown East Project that will be located in this area. Mr. Patroski said City staff recommend approval of the PUD. He addressed the illumination and vehicle entrance concerns that had been brought up after the stakeholders meeting. The consultant, Jim Adams, discussed further the project's vision and guiding principles. He presented visuals on the possible uses of the mixed-use residential areas, office spaces, hotels, and businesses.

Chair Coffman ask if any members of the public wanting to speak at the Public Hearing. Seeing none, Chair Coffman requested a motion to close the Public Hearing. Mr. Hudson 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.

Commissioners asked how soon the trees would be installed and if there was additional fencing along the tree line. Mr. Adams responded that the trees would be installed after the construction is done and that no additional fencing would be added. Mr. Hudson asked about the management and operation of this project. Ms. Barron said this project is a private/public partnership. She mentioned the City's goal is to continue owning the land. Ms. Barron further discussed the opportunities for managing, programing, and use of space.

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

5. Discuss and Consider

- 5A.** Conduct a public hearing and consider approving the first reading of an ordinance with a caption reading: An Ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by changing the zoning designation of approximately 105.18 acre tract of land situated in the William Caldwell Survey, Abstract No.162, Survey No.22, both in Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), Single-Family (SF-MU), Neighborhood Services (NS), and Parks, Facilities and Open Space (PF); to be known as the 16544 Cameron Road Rezoning (REZ2024-00030); Providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Mr. Jones presented the rezoning request for 16544 Cameron Road from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Neighborhood Services (NS), and Parks, Facilities and Open Space (PF). He mentioned the changes from the original request to have two separate SF-MU sections to now having one 40-acre SF-MU

section. Mr. Jones said City Staff recommends approval of the rezoning. The applicant from Meritage Homes outlined what their proposed development looks like at this time.

Ms. Thompson moved to approve. Ms. Decelis seconded the motion. All present voted in favor. The motion to approve 5A passed.

6. Adjourn

Meeting adjourned at 7:59 pm.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____