



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, August 4, 2025

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

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

City Staff in attendance: Emily Barron, Assistant City Manager; Yasmin Turk, Planning Manager; Jeremy Frazzell, Principal Planner; Clevan Rodrigues, Planner I; Kristin Gummelt, Planner II; Brandon Pritchett, Public Utility Director; Jeff Dunsworth, Assistant Director Utility Engineering; Gordon Haws, Engineering Manager; Elizabeth Hoeft, Engineer; Cynthia Polanco, Development Services Coordinator; and Rosie Rodriguez, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 Presentation

3A Presentation regarding floodplain management in the development process.

Mr. Haws presented floodplain management in the development process. He explained floodplains and the role of the Federal Emergency Management Agency (FEMA) in overseeing floodplains and floodplain administration. He mentioned that the City uses maps published by FEMA to determine if properties are in a floodplain. Mr. Haws said his job as Floodplain Administrator is to make sure new developments do not obstruct flood flows to adjacent properties. He explained that the City regulates floodplains to protect people and property, to ensure federal flood insurance and disaster assistance is available, to save tax dollars, and to reduce future flood losses.

4 Consent Agenda

Chair Coffman ask if there were any items on the Consent Agenda that the Commission would like to remove. Hearing none, Chair Coffman read through items 4A, 4B, 4C, 4D, 4E, 4F, and 4G. Ms. Maedgen moved to approve the consent agenda. Mr. Hudson seconded the motion. All present voted in favor. The motion to approve the consent agenda passed.

Items 4A, 4B, 4C, 4D, 4E, 4F, and 4G were approved on the consent agenda.

- 4A** Approve the Planning & Zoning Commission Minutes for April 7, 2025 regular meeting.

Item was approved on the Consent Agenda.

- 4B** Approve the Planning & Zoning Commission Minutes for May 5, 2025 regular meeting.

Item was approved on the Consent Agenda.

- 4C** Approve the Planning & Zoning Commission Minutes for June 2, 2025 regular meeting.

Item was approved on the Consent Agenda.

- 4D** Approving a Final Plat for Deck Wilke South, an approximate 31.29-acre tract of land situated in the Peter Conrad Survey No. 71 Abstract No. 200, and the John Van Winkle Survey Section No. 1 Abstract No. 2381 in Pflugerville, Texas, generally located at the northeast corner of N. Heatherwilde Blvd and the SH 45 Service Road to be known as Deck Wilke South Final Plat (FP2025-000003).

Item was approved on the Consent Agenda.

- 4E** Approving a Final Plat for Lisso Tract Phase 6A, approximately .457-acres situated in the Alexander Walters Survey No. 67, situated in the Pflugerville, Texas, generally located east of Crumpton Drive and west of Lorant Lane, to be known as Lisso Tract Phase 6A Final Plat (FP2024-000423)

Item was approved on the Consent Agenda.

- 4F** Approving a Preliminary Plan for the Northpointe East Tract; a 38.13 tract of land, situated in the John Davis Survey, Section 13, Abstract No. 231; in Pflugerville, Texas (PP2024-000313).

Item was approved on the Consent Agenda.

- 4G** Approving a Final Plat for the Northpointe East Tract; a 38.13 tract of land, situated in the John Davis Survey, Section 13, Abstract No. 231; in

Pflugerville, Texas (FP2024-000312)

Item was approved on the Consent Agenda.

5 Public Hearing

5A To receive public comment and consider an application for a Specific Use Permit for a proposed use of Commercial Recreation and Entertainment Outdoor within the Urban Center (Level 5: CL5) zoning district for a property locally addressed as 1501 Town Center Drive, to be known as the Stone Hill Town Center Tract 7 Specific Use Permit (SUP2025-00092).

Ms. Turk presented the Specific Use Permit for Stone Hill Tract 7 for a proposed use of Commercial Recreation and Entertainment Outdoor use to put in a batting cage. She stated that Staff recommends approval with conditions.

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

Ms. Maedgen moved to approve with conditions. Mr. Hudson seconded the motion. All present voted in favor. The motion to approve 5A passed.

6 Discuss and Consider

6B Discuss and consider an application for a subdivision waiver from Unified Development Code(UDC) 15.16.3 C, Subdivision Design Standards, to relieve the requirement for all streets that are stubbed out into the subject subdivision boundary to be extended into the subdivision, generally located at the Ridge at Blackhawk Phase 2 Subdivision; known as the Ridge at Blackhawk Ph 2 Variance waiver (FP2025-000283).

Mr. Rodrigues presented the Subdivision waiver for the Ridge at Blackhawk Phase 2 Preliminary Plan. The request is to not connect Gate Dancer Lane, a stubbed out street, into the subdivision. Mr. Rodrigues provided a background of the subdivision. He explained the waiver request and the waiver criteria in the Unified Development Code (UDC). He concluded by saying that City Staff recommends denial of the waiver request. The applicant provided additional information about the new development and the impact on the street in question.

Beverly Taborsky, representing the Rowe Lane Estates Home Owner's Association (HOA), said she is in favor of granting the variance. She said the issue is to exclude the street from traffic if Gate Dancer Lane is connected to the planned Ridge at Blackhawk subdivision. Currently it has no streetlights or sidewalks to safely support anything other than the use it has now. The Knox box and the gate is a great compromise for Gate Dancer traffic to stay low and for emergency vehicles to have a back way into the new development in case the other entrances are blocked. She also pointed out the families that were present and in support of the variance.

Ms. Burkett moved to approve the variance with reconsideration at the time annexation for Lakeside MUD 5 is considered. Ms. Maedgen seconded the motion. All present, except the Chair Coffman and Vice Chair Hudson, voted in favor. The motion to approve 6B passed 5 to 2.

6A

Discuss and consider approving the updated Water and Wastewater Master Plans.

Mr. Pritchett presented the request for approval of the updated Water and Wastewater Master Plans. Ms. Hoeft, Project Engineer, provided the Water and Wastewater Master Plan overview and went over the development projections and the Capital Improvement Plan projects (CIP).

Ms. Burkett moved to approve. Mr. Crain seconded the motion. All present voted in favor. The motion to approve 6A passed.

7 Adjourn

Meeting adjourned at 8:56 pm.

Respectfully submitted

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____