



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, August 21, 2023

7:00 PM

1611 Pfennig Lane

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#### Special Session

#### 1 Call to Order

Vice Chair Hudson started the meeting at 7PM.

Chair Mitchell arrived on the dais at 7:10PM.

**Staff Present:** Jeremy Frazzell, Planning and Development Services Director; Robyn Miga, Planning and Development Services Assistant Director; Nathan Jones, Planning Manger; Samantha Fleischman, Planner I; Michael Patroski, Senior Planner; Zainab Haider, Planner I; Tracy McMullen, Administrative Technician, Lee Simmons, City Attorney

**Present** 6 - Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell, Commissioner Amanda Maedgen, Commissioner Allison Thompson, Commissioner Brad Hickman and Commissioner Jonathan Coffman

**Absent** 1 - Commissioner Andrew Crain

#### 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 was 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 [2023-0806](#) Approving a Preliminary Plan for the Wuthrich Hills Farms Subdivision, a 4.809 acre tract of land, being a resubdivision of Lot 1, Block A into 3 lots, to be known as the Resubdivision of Lot 1, Block A, Wuthrich Hill Farms, generally located at the intersection of Dessau Road and Oxford Drive at 600 East Oxford Drive in Pflugerville, Texas (2023-6-PP).

Approved

- 3B [2023-0802](#) Approving additional proposed fee adjustments to the FY24 Master Fee Schedule for Development Services to address changes to the Fire Flow Test Fee; and the Construction (Public Infrastructure) Plan and Building Plan Review New Commercial fees to address required legislative adjustments to value based fees per House Bill 3492.

Approved

#### 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).

#### 5 Public Hearing

The Commission welcomes comment on the following items. 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-0746](#)            Receive public comment and consider recommendation regarding the proposed 2023 Parks, Recreation and Open Space Master Plan.

Shane Mize, Parks and Recreation Director, and Jason Genck with BerryDunn gave a presentation.

No one wanted to speak on the subject.

Commissioner Thompson moved to close Public Comment. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

Commissioner Thompson moved to recommend approval of the Parks and Recreation Master Plan. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

**5B**    [ORD-0744](#)            To receive public comment and consider an application to rezone an approximately 97.882-acre tract of land and an approximately 0.224-acre tract of land generally located at the southeastern intersection of Cameron Road and Jesse Bohls Road from the Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district, with a base zoning designation of Single-Family Residential and Single Family Mixed-Use, to be known as the Meadowlark Preserve PUD (2023-1-PUD).

Nathan Jones, Planning Manger, gave a presentation.

Commissioner Coffman moved to approve as presented. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

**6        Adjourn**

Chair Mitchell adjourned the meeting at 7:47PM

Respectfully submitted,

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Oscar Mitchell, Chair  
Planning and Zoning Commission  
Approved as submitted on this 21st day of August, 2023.