



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, February 6, 2023

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; Nathan Jones, Planning Manager; Kristin Gummelt, Planner I; Michael Patroski, Senior Planner; Samantha Fleischman, Planner I; Zainab Haider, Planner I; Tracy McMullen, Administrative Technician.

Vice Chair Mitchell called the meeting to order at 7PM

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.

None

3 Discuss and Consider

3A [2023-0057](#) Elect a Chair and Vice-Chair to the Planning & Zoning Commission for 2023

Jeremy Frazzell advised the Commission of their ability to vote in a new Chair and Vice Chair for the new year.

Commissioner Crain nominated Oscar Mitchell for Chair
Commissioner Maedgen seconded the nomination.
All in favor. Nomination passed

Commissioner Hickman nominated Nicholas Hudson as Vice Chair
Commissioner Maedgen seconded the nomination.
All in favor. Nomination passed.

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 [2022-1154](#) Approving a Preliminary Plan for East Pflugerville Parkway Commercial Center; a 93.101-acre tract of land situated in the J. Davis Survey, Abstract No.231; in Pflugerville, Texas, generally located at the southeast corner of SH-130 and E. Pflugerville Parkway (2022-5-PP).

Approved

- 4B [2022-1160](#) Approving a Final Plat for East Pflugerville Parkway Commercial Center; a 26.16 acre tract of land situated in the Sefrim Eiselin Survey No. 1 Abstract 265 and J. Davis Survey, Abstract No.231; in Pflugerville, Texas, generally located at the southeast corner of SH-130 and E. Pflugerville Parkway (2022-17-FP).

Approved

- 4C [2023-0029](#) Approving a Preliminary Plan for Immanuel Rd Mixed Use; a 10.342-acre tract of land situated in the Alexander Walters Survey, Abstract No.791; in Travis County, Texas, generally located at the northwest corner of E. Wells Branch Parkway and Immanuel Road (2022-4-PP).

Approved

- 4D [2023-0030](#) Approving a Final Plat for Immanuel Road Mixed Use; a 10.342-acre tract of land situated in the Alexander Walters Survey, Abstract No.791; in Travis County, Texas, generally located at the northwest corner of East Wells Branch Parkway and Immanuel Road (2022-14-FP).

Approved

- 4E [2023-0131](#) Approving a Final Plat for the Grove at Blackhawk, Section 3; a 25.034-acre tract of land, out of that part of the James P. Kempe survey no. 12, abstract no. 464, in Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-28-FP).

Approved

- 4F [2023-0126](#) Approving a Final Plat for the Grove at Blackhawk, Section 4, an approximately 45.612-acre tract of land situated in the James P Kempe Survey, Section No. 12, Abstract No. 464 of Travis County, Texas,

generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-27-FP).

Approved

4G [2023-0127](#)

Approving a Final Plat for the Grove at Blackhawk, Section 5, an approximately 16.633-acre tract of land situated in the James P Kempe Survey, Section No. 12, Abstract No. 464 of Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-35-FP).

Approved

4H [2023-0145](#)

Approving a major revision for the Preliminary Plan PP2005-02, Village at Wells Branch Preliminary Plan; a 35.16- acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791, in Pflugerville, Texas. The revised phase being updated in this preliminary plan accounts for 6.31- acres (2022-3-PP).

Approved

4I [2023-0146](#)

Approving a Final Plat for Village at Wells Branch, a 6.31- acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791, in Pflugerville, Texas. (2022-18-FP)

Approved

4J [2023-0063](#)

Approving a Final Plat at the northeast corner of FM 685 and Old Austin Hutto Rd for a 1.72 acre tract of land situated in the Sefrin Eiselin survey, Abstract No. 265, in Travis County, Texas to be known as Quiktrip 4180 Final Plat (2022-1-FP).

Approved

4K [2023-0053](#)

Approving the Planning and Zoning Commission Minutes for December 5, 2022 regular meeting.

Approved

4L [2023-0121](#)

Approving the Planning and Zoning Commission Minutes for January 9, 2022 regular meeting.

Approved

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

5 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).

No items were pulled

6 Discuss Only

6A [2023-0122](#) Discussion regarding the FM685 Corridor Study

Jake Gutenkunst with Kimley Horn gave a presentation to the Commission of the GM 685 corridor Study.

No other action was taken on this item.

7 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.

7A [ORD-0683](#) To receive public comment and consider an application to rezone an approximate 3.248 acre-tract of land situated in the Sefrim Eiselin Survey No.1, Abstract No. 265 and John Davis Survey No. 13, Abstract 231, generally located south of East Pflugerville Parkway, east of SH 130, and west of Weiss Lane, from Agriculture/Development Reserve (A) district to Urban Center Level: 5 (CL5); to be known as the East Pflugerville Parkway Commercial Center Rezoning (2022-5-REZ).

Kristin Gummelt, Planner I, presented the information

Commissioner Thompson motioned to close Public Hearing. Commissioner Maedgen seconded the motion.

All in favor. Motion passes

Commissioner Thompson motioned to approve.

Commissioner Maedgen seconded the motion.

All in favor. Motion carried.

7B [ORD-0690](#) To receive public comment and consider an application to amend the Hill Country Bible Church PUD as approved by Ordinance No. 1478-21-02-03 to add an approved use within the non-residential districts to allow the use, veterinary clinic for an approximately 48.126 acre tract of land located at the southeast corner of the E. Pflugerville Parkway and Wilke Ridge Lane intersection along the south side of E. Pflugerville Parkway, to be known as the Hill Country Bible Church PUD amendment (2022-4-PUD).

Kristin Gummelt, Planner I, presented the information.

Commissioner Coffman recused himself from the vote and left the room for the presentation and subsequent discussion.

Commissioner Crain requested clarification of the word "their" when speaking of Hill Country Bible Church setting uses that are not conducive with their values. Clarifying that the Church, as the landowner is setting boundaries and limitations on businesses that conduct there that are in accordance with their values. Director Frazzell advised the Church is able to establish conditions of the PUD, as they are the applicant.

The clinic will not be kenneling or housing animals overnight. Commissioner Thompson asked how the clinic would be disposing of deceased animals as she as concerned with noxious odors for the surrounding area. Katherine Loayza with Jackson Walker LLP, representing the applicant advised the practices would be the same as they are now and in line with State regulations. This is not going to be a new vet clinic but rather moving an existing clinic onto the property.

Commissioner Crain motioned to close public hearing. Commissioner Thompson seconded the motion.
All in favor. Motion passes.

Commissioner Hickman motioned to approve the application. Commissioner Maedgen seconded the motion.
Chair Mitchell, Commissioner Thompson, Commissioner Hickman, Commissioner Maedgen voted to approve the application. Commissioner Crain opposed the application. Motion passes.

7C [ORD-0697](#)

To receive public comment and consider recommendation regarding a rezoning application for an approximate 120.3 acre tract of land situated in the William Caldwell Survey No. 66, Abstract 162, City of Pflugerville, Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Mixed Use (SF-MU), Neighborhood Services (NS), Public Facilities (PF), and Single-Family Residential (SF-R), generally located along Cameron Road, east of SH 130, and west of 1849 Park, to be known as the Murchison Tract rezoning (2022-6-REZ).

Nathan Jones, Planning Manager presented.

Commissioner Maedgen made a comment to Patrick Smith, Associate Planner with Halff Associates, about being mindful of the entrance and exit points of the subdivision and through streets.

Commissioner Maedgen moved to close public comment. Commissioner Crain seconded.
All in favor. Motion passes.

Commissioner Crain motioned to approve as read. Commissioner Thomson seconded.
All in favor. Motion passes.

7D [ORD-0694](#) To receive public comment and consider an application for a Specific Use Permit for proposed use of Multi-Family within the Urban Center: Level 4 (CL-4) Zoning District for an approximate 20-acres of land, located at 17314 Weiss Lane to be known as the Weiss Lane Mixed Use Specific Use Permit (2022-6-SUP).

Michael Patroski, Senior Planner, presented.

Paul Linehan spoke and advised that they will be submitting Traffic Impact Studies for this location between Wolf Pack and Pleasanton Parkway and that it is a good location to do a median cut at this location and a turn lane. They have met with the Parks department and received their endorsement on this and they are participating in creating a new playscape. They are working with the client to change the clubhouse and create the Streetscape they are showing. They have asked to put in a median in the location with some type of crosswalk, so people don't have to walk from one end to the other, especially with the High School and middle school.

Commissioners and staff had discussion about access to and from the property. Director Frazzell advised the Commission they are able to add requirements and conditions to Staff requirements.

**Commissioner Crain motioned to close public comments. Commissioner Thompson seconded the motion.
All in favor. Motion passes.**

**Commissioner Maedgen moved to approve SUP application with Staff condition and additional condition that at minimum, the developer put in a north and south stub driveway accessible to retail for future developments to the north and the south and a west stub to allow residents to exit the development to potential future roadways and properties. Commissioner Coffman seconded the motion.
All in favor. Motion passes.**

8 Adjourn

Chair Mitchell adjourned the meeting at 9:11 PM

**Oscar Mitchell, Chair
Planning and Zoning Commission
Respectfully, submitted on this 6th day of February, 2023**