



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, April 7, 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. Committee members Nicholas Hudson, Andrew Crain, Amanda Maedgen, Theresa Atkinson, and Chelsea Burkett, were in attendance. Commissioner Sally Decelis was not present.

City Staff in attendance: Emily Barron, Assistant City Manager; Yasmin Turk, Planning Manager; Jeremy Frazzell, Principal Planner; Robyn Miga, Director of Development Engineering; Clevan Rodrigues, Planner I; Kristin Gummelt, Planner II; Thomas Hunter, Assistant City Manager; Abby Morrison, Public Works Services Director; Cindy Breau, CIP Program Manager; Evan Groeschel, Operations Director; Brandon Pritchett, Public Utility Director; Isaac Espinoza, Parks Project Manager; Jeff Achee, Assistant Parks & Recreation Director; Shane Mize, Parks & Recreation Director; Tracy Waldron, Finance Director; and Rosie Rodriguez, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 Consent Agenda

Chair Coffman read through items 3A, 3B, and 3C. He asked if there were any items on the Consent Agenda that the Commission would like to remove. Hearing none, he requested a motion. 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 3A, 3B, and 3C were approved on the consent agenda.

3A

Approve the Amended 2025 Planning and Zoning Commission meeting schedule.

Item was approved on the consent agenda.

3B

Approving a Preliminary Plan for Weiss Kelly Subdivision; an approximate 17.722 acres of land out of the Flint Survey No. 11, Abstract No. 277 ; in Travis County, Texas (PP2024-000341).

Item was approved on the consent agenda.

- 3C** Approve the Planning & Zoning Commission Minutes for May 6, 2024 regular meeting.

Item was approved on the consent agenda.

4 Public Hearing

- 4A** To receive public comment and consider an application for a Specific Use Permit for proposed use of Lounge within the Downtown District Overlay for a property locally addressed as 701 W Pecan Street, to be known as the East Pecan Cigar Specific Use Permit 2025(SP2025-00101).

Ms. Gummelt presented on the application for a Specific Use Permit (SUP) for proposed use of Lounge within the Downtown District Overlay. She went over the background of the property and the existing zoning. Ms. Gummelt explained that this use is permitted if located a minimum of 200 feet from single-family, detached, townhome or duplex uses. Since the distance from property to property is only 90 feet this permit is required. Staff has found that the use meets the criteria to approve an SUP, and staff recommends approval with conditions.

Chris Gary, First Baptist Church Pastor, said he is concerned about the sale of alcohol at this location and is wondering why the City has not adopted the TABC's 300 ft required buffer zone between an establishment that wants to sell alcohol from a school, church or daycare.

Rhonda Pfluger, Green and Growing's previous owner, asked if there were other businesses besides bars that could be in this area. She mentioned that the previous bar had loud noise and late-night disruptive behavior.

Richard Halpin said he lives in old town and does not agree that a cigar lounge is compatible and harmonious to the surrounding area. He is concerned about the troubles this area has already had in the past and urged the Commissioners to consider the trauma due to alcohol that the children at this school may have endured.

Becky Halpin made a formal complaint that the notice for this meeting did not go out before the 10th day. She requested this meeting be rescheduled or she would take it up with City Council. Ms. Halpin mentioned the TABC code requirement of 300 ft distance from schools. She asked that this permit be denied since it is not harmonious to the surrounding area.

Mary Heep who lives on Pfluger Street behind this location, asked that the City adopt a local ordinance that will abide by the TABC code relating to alcohol sales. Ms. Heep asked that this SUP be denied.

Vernagene Mott said she did not receive any official information. She asked for the hours of operation of the business.

Emily Cano said lives within 500 feet of the proposed lounge location and does not think this business at this location is thoughtfully designed and does not contribute positively to the environment around it. The past cigar lounge had loud music and unfavorable behavior. She is also concerned there is no barrier around the lounge.

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

Ms. Maedgen addressed the TABC requirements, age requirement of patrons, and the Police Department's role in monitoring the area and handling complaints. Ms. Gummelt mentioned that the letters were mailed on March 28th which is 10 days before the meeting. Ms. Barron answered that currently the TABC code is not in our ordinances and that it is up to each municipality to adopt or not adopt that regulation. Ms. Barron said fencing will be looked at through the site development process and the sound ordinance will be reviewed and approved by City Council and enforced by the Police Department. Commissioners had additional discussions and questions. The applicants further explained their business and the use of the proposed location.

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

4B

To receive public comment and consider an application to rezone an approximately 5.927 acre tract situated in the William Caldwell Survey No. 66, Abstract Number 162, Travis County, Texas generally located at 3315 East Pecan Street from Urban Center Level 5 (CL5) and Campus Industrial (CI); to be known as the 3315 East Pecan Street Rezoning (REZ2024-00398).

Ms. Turk presented the rezoning from Urban Center Level 5 to Campus Industrial (CI). She stated that Staff recommends approval of the rezoning.

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

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

4C

To receive public comment and consider an application to rezone approximately 2.509 acres of land, being all of Lots 1A and 1B, Block A, Replat of Lot 1, Pflugerville Industrial Park, A Subdivision recorded in Document Number 202500014, Official Public Records, Travis County, Texas generally located at 18801 Weiss Lane from General Business 2 (GB2) to General Business 1 (GB1); to be known as the Weiss Retail Center Rezoning (REZ2025-00001).

Ms. Turk presented the rezoning request from General Business 2 (GB2) to GB1. She stated that Staff recommends approval of the rezoning.

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

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

4D

Conduct a public hearing and approve an application to Replat Lot 3B, The Village at Wells Branch Section 2 Commercial Plat consisting of 1.51 acres out of the Alexander Walters Survey Number 67, Abstract Number 791, Travis County, TX. (RP2024-000436).

Ms. Turk presented the replat request of Lot 3B, the Village at Wells Branch Section 2 Commercial Plat. She stated City Staff recommends approval of this replat to make this 1 lots into 2 lots.

Chair Coffman requested a motion to close the Public Hearing. Mr. Crain 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. Burkett moved to approve. Ms. Maedgen seconded the motion. All present voted in favor. The motion to approve 4D passed .

5 Discuss and Consider

No items were moved from the Consent Agenda.

6 Discuss Only**6A**

Discuss the 5-year Capital Improvement Plan for Fiscal Years 2026-2030.

Ms. Morrison presented the 5-year Capital Improvement Plan (CIP) for Fiscal Years 2026 through 2030. She mentioned the programs in the plan to include Transportation, Water, Wastewater, Reclaimed Water, Drainage, Parks, Technology, and Facilities. Ms. Breaux mentioned how the CIP is aligned with the Aspire 2040 Comprehensive Plan and how the projects are selected. Mr. Groeschel went over the Transportation and Drainage CIP projects and costs for the next 5 years. Mr. Pritchett went over the Water CIP Projects. He said there are lots of expansions underway with a total of 13 water projects. Mr. Pritchett went over the water program funding sources. He also discussed the projects and funding for Wastewater and Reclaimed Water CIP. Mr. Achee presented the FY26 Parks CIP projects. He went over funding sources and discussed briefly the 3 Parks Projects. He mentioned that the next steps for the CIP adoption include coming back to the Planning and Zoning Commission in May, going to City Council May 13, 2025, and then formal adoption on September 23, 2025.

7 Adjourn

Meeting adjourned at 8:55 p.m.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____