



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, August 7, 2023

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Chair Mitchell called the meeting to order at 7PM

Staff Present: Jeremy Frazell, Planning and Development Services Director; Robyn Miga, Planning and Development Services Assistant Director; Nathan Jones, Planning Manager; Samantha Fleischman, Planner I; Michael Patroski, Senior Planner; Zainab Haider, Planner I; Tracy McMullen, Administrative Technician

Present 7 - Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell, Commissioner Amanda Maedgen, Commissioner Andrew Crain, Commissioner Allison Thompson, Commissioner Brad Hickman and Commissioner Jonathan Coffman

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** [2023-0687](#) Approving a Final Plat of East Pflugerville Parkway Commercial Center, Lot 2, Block A; a 4.644 tract of land, situated in the John Davis Survey, Abstract No. 231; in Pflugerville, Texas (2023-7-FP).

Approved

- 3B** [2023-0767](#) Approving the Planning and Zoning Commission Minutes for July 17, 2023 regular meeting.

Approved

Commissioner Hudson moved to approve the Consent Agenda. Commissioner Maedgen seconded the motion, All in favor. Motion passes

4 Discuss and Consider

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.

There was none.

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-0742](#)

To receive public comment and consider recommendation regarding zoning text amendments within the Unified Development Code to Subchapters 4.4, Corridor Districts (CL3, CL4, CL5); Subchapter 9, Architectural, Site Design and Layout; Subchapter 11, Landscaping and Screening; and Subchapter 20, Definitions.

Chance Sparks with Freese and Nichols gave a presentation.

Commissioner Maedgen asked for clarification on the percentages of min/max residential vs non residential and asked if it was still in the plan. Mr. Sparks advised it is still there and the terminology has changed from square footage to linear frontage because using square footage doesn't always recognize how you design these things.

Commissioner Maedgen asked if the strikethrough on Condominiums was intentional and Mr. Sparks advised it was, as Condominiums is not a land use.

Ron Thrower, representing the land owners at the corner of Heatherwilde and Hwy 45, spoke to the Commission. There is no frontage road for this property along Hwy 45 and the only sole point of access is on Heatherwilde Dr. Utilities being brought across the highway is a limiting factor for this development. The code amendments for dense urban mixed use development is rather impossible in this tract as it is being served by a dead end street. There should be some caveats in the code amendments, moving forward, that recognizes the properties that do not connect to other properties. There needs to be some more thought put into these amendments as it pertains to this particular piece of property whether is it footnotes whether is some level of accommodations, language about connecting to another street or property.

Nancy Ramsey, 306 Milton Cove, addressed the Commission. We live in Katymead and there is a large piece of CL3 behind this subdivision. I do not see any height maximum for permitted uses next to single family residential neighborhood. I do see a max height of 35 feet, 3 stories, but not anything when it is next to a single family residential neighborhood. I also have a concern about changing the minimum dwelling area from 900 to 600 for single family attached town homes. That seems very small. as a neighborhood I look forward to working with the City concerning these zoning changes and any future development on the property.

Stewart Shaw, owner of 85 acres between Heatherwilde and SH130 on the north side. The City is not ready for this. I am urging you to take a pause for this for 60 - 90 days.

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

Commissioner Thompson advised that there was one entry in table 4.4 that needed to be changed to fueling stations from gas stations. Under parking structures there is a recommendation to have a green space on the top floor.

Commissioner Thompson moved to approve the item with two conditions of in Section 9.7, encouraging charging stations in structured parking and adding, in table 9.10.6, an amenity in Multi Family of charging stations and the updated

language that the staff has added. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

5B [ORD-0725](#)

To receive public comment and consider an application to rezone an approximately 5.05 acres from the Agriculture/Development Reserve (A) district to Retail (R) district. The property is situated in the Jacob Casner Survey No. 9, Abstract No. 2753, generally located east of SH130, south of Steeds Crossing, and west of Rowe Loop, locally addressed 1718 Rowe Lane, to be known as the 1718 Rowe Lane Rezoning (2023-5-REZ).

Zainab Haider, Planner I, gave a presentation.

Dr. Jerry Peterman, owner of the subject property spoke to the commission in favor of the development of this property.

Commissioner Thompson moved to close Public Hearing. Commissioner Crain seconded the motion. All in favor. Motion passes.

Commissioner Maedgen moved to approve. Commissioner Thompson seconded the motion. All in favor. Motion passes.

5C [ORD-0740](#)

To receive public comment and consider an application to rezone an approximately 1.21-acre tract from the Light Industrial (LI) district to General Business 2 (GB2) district. The property is generally located north of the intersection of Picadilly Drive and Central Commerce Drive, locally addressed 1950 Picadilly, to be known as the 1950 Picadilly Rezoning (2023-6-REZ).

Samantha Fleischman, Planner I, gave a presentation.

The applicant, Danny Haberman spoke to the Commission in favor of the proposed use of a catering location for a local restaurant of the property.

Commissioner Thompson moved to close Public Hearing. Commissioner Coffman seconded the motion. All in favor. Motion passes.

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

- 5D** [ORD-0739](#) Conduct a public hearing to consider action to approve ordinance on the first reading; An Ordinance amending Chapter 153 of the Code of Ordinances for the City of Pflugerville, Texas, by amending the Aspire Pflugerville 2040 Comprehensive Plan and adopting the Drainage Master Plan dated August 2022; Providing for severability; and providing an effective date.

Jeff Dunsworth, City Engineer / Assistant Director of CIP, and Mark Lewis with Halff Engineers presented.

Commissioner Crain motioned to close Public Hearing. Commissioner Maedgen seconded the motion. All in favor. Motion passed.

Commissioner Crain motioned to approve the Plan. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

6 Adjourn

Chair Mitchell adjourned the meeting at 8:29PM.

Respectfully submitted,

**Oscar Mitchell, Chair
Planning and Zoning Commission
Approved as submitted on this 7th day of August, 2023.**