



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, September 16, 2024

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 Amanda Maedgen, Allison Thompson, Sally Decelis, Andrew Crain, and Nicholas Hudson were in attendance. Commissioner Bradley Hickman was not present.

City Staff in attendance: Emily Barron, Assistant City Manager, Robyn Miga, Assistant Director of Planning and Development Services, Kristin Gummelt, Planner II, Michael Patroski, Senior Planner, Robert Polanco, Building Official, Brandon Pritchett, Public Utility Director, and Rosie Rodriguez, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 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 3A, 3B, 3C, 3D, 3E, 3F, 3G and 3H. Commissioner Hudson arrived during the reading of 3H at 7:03 p.m. Ms. Thompson moved to approve the consent agenda. Mr. Crain seconded the motion. All present voted in favor. The motion to approve the Consent Agenda passed.

Items 3A through 3H were approved on the Consent Agenda.

3A Approving a Preliminary Plan for Impact Way IV; an approximate 17.6863 acres of land out of the William Caldwell Survey, Abstract No. 162; in Travis County, Texas, generally located south of the terminus of Impact Way and west of SH 130 (PP2024-000088).

Approved on the Consent Agenda

3B Approving a Preliminary Plan for 15218 Cameron Road Industrial; an approximate 43.22 acres of land out of the William Caldwell Survey, Abstract No. 162; in Travis County, Texas, generally located south of the terminus of Impact Way and west of SH 130 (PP2024-000075).

Approved on the Consent Agenda

- 3C** Approving a Final Plat for Murchison Tract, Phase 1, a 65.185-acre tract of land, situated in the Williams Caldwell Survey, Section No.66, Abstract No. 162 of Travis County, Texas, generally located at 16250 Cameron Rd Pflugerville, to be known as Murchison Tract, Phase 1 Final Plat (FP2024-000055).

Approved on the Consent Agenda

- 3D** Approving a Final Plat for Murchison Tract, Phase 2, a 48.447-acre tract of land, situated in the Williams Caldwell Survey, Section No.66, Abstract No. 162 of Travis County, Texas, generally located at 16250 Cameron Rd Pflugerville, to be known as Murchison Tract, Phase 2 Final Plat (FP2024-000056).

Approved on the Consent Agenda

- 3E** Approving a Final Plat for Murchison Tract, Phase 3, a 10.700-acre tract of land, situated in the William Caldwell Survey, Section No. 66, Abstract No. 162 of Travis County, Texas, generally located north of Cameron Road and east of Caperi Drive, to be known as Murchison Tract, Phase 3 Final Plat (FP2023-000131).

Approved on the Consent Agenda

- 3F** Approving a Preliminary Plan for Downtown East Subdivision Preliminary Plan; a 29.0922 acres out of the C.S. Parish survey No.2, Abstract No. 261 and the Sefrim Eislen Survey No.1, Abstract No.265, both in Travis County, within the City of Pflugerville, Texas. (PP2024-000228)

Approved on the Consent Agenda

- 3G** Approving a Preliminary Plan for Biltmore Subdivision Preliminary Plan; 73.35 acres situated in the TS Barnes Survey, Abstract No. 67; in Pflugerville, Texas. (PP2023-000051)

Approved on the Consent Agenda

- 3H** Approving a Final Plat for Downtown East Subdivision Final Plat; 29.0922 acres out of the C.S. Parish survey No.2, Abstract No. 261 and the Sefrim Eislen Survey No.1, Abstract No.265, both in Travis County, within the City of Pflugerville, Texas. (FP2024-000249)

Approved on the Consent Agenda

4 Public Hearing

- 4A** To receive public comment and consider an application to rezone approximately 48.969-acres from Agriculture/Development Reserve (A) to a Planned Unit Development (PUD) district. The Planned Unit Development is approximately 48.969 acres situated in the Joseph Wiehl Survey No.8, Abstract No. 802 generally located south of Jesse Bohls

Drive and east of Weiss Lane to be known as the Public Works Complex Planned Unit Development (PUD) (PUD2024- 00269).

Michael Patroski presented the rezoning request for the 48 acres of land located south of Jesse Bohls Drive and east of Weiss Lane. The land was annexed into the city limits in May of 2006. Mr. Patroski provided information on how the land has been used. He then gave a summary of the request to rezone from Agriculture/Development Reserve to a Planned Unit Development (PUD) district. He stated that the primary use of the property shall be for government facilities, including administration, operations, water treatment, supply and storage, and fleet maintenance. Mr. Patroski went over the Aspire Pflugerville 2040 Comprehensive Plan and how it identifies this land for future use. He also went over the Concept Plan. Additionally, he mentioned the PUD supports the future land use by providing additional screening to neighboring tracts of land predicted for both residential and commercial development. Mr. Patroski stated that the City Staff find that the PUD meets the requirements of the Unified Development Code (UDC), the goal of the 2024 Comprehensive plan, and the future land use designation of utilities.

Brandon Pritchard representing the applicant, the City of Pflugerville, reviewed the images of the facilities buildings to give an idea of what the area is going to look like. He explained the use of each building and the parking provided for guests and staff.

Chair Coffman ask if any members of the public wished to speak at the Public Hearing. Hearing none, 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 passed.

Ms. Thompson asked about the possibility of rainwater collection and including solar panels to the rooftops. Mr. Pritchard responded the problem would be of where to use the collected water. He also said they can make the buildings solar ready but the cost for putting solar panels is very expensive and would require taking money out from the services provided to the City. Ms. Thompson mentioned low interest loans and grants for solar panels. Mr. Pritchard explained that the problem with grants and loans is the lead time to get funds, especially of that size. Ms. Thompson asked about vehicle charging possibilities, to which Mr. Pritchard answered that hauling large trucks and equipment takes more energy, so the problem is not knowing what they would need in the future for these large vehicles.

Mr. Crain asked if in the future public transportation is used would it be housed at this location. Mr. Pritchard responded that they would be housed elsewhere as there would be no space to accommodate public transportation.

Ms. Decelis asked if the Public Works Complex was designed to factor in growth or will the City be asking for more land later. Mr. Pritchard explained that the building spaces are oversized on purpose. They are intended for future offices and storage space for this complex to serve the City in the future.

Chair Coffman inquired about variances against code, specifically impervious cover going up to 80%. He asked if the City has accounted for that in the engineering of the lot. Mr. Pritchard explained that there is a structured pond to meet 85% of impervious cover. Currently it is at 75%, therefore have room to add more. Chair Coffman also asked about masonry walls and vegetation and

if the City has taken into consideration future neighbors to that property. Mr. Patroski said the intent of the additional screening and fencing was to be more neighborly. The noise levels, lighting, etc., would be restricted to our current ordinances. Chair Coffman suggested to improve lighting and vegetation for sound barrier to ensure the neighboring areas are unaffected.

Mr. Crain suggested vertical slats for the fencing. Mr. Pritchard stated that this fencing design has already been approved for the water treatment plant and therefore want it to match that existing fence.

Mr. Crain moved to approve. Ms. Thompson seconded the motion. All present voted in favor. The motion to approve 4A passed.

5 Discuss and Consider

5A Discuss and consider an application for a Sign Waiver Request to increase the maximum allowable sign height for a commercial development located at 2400 Terrell Lane just South of the Stone Hill Commercial Development.

Mr. Polanco provided an overview of the Hobby Lobby's location and neighboring businesses. He stated that Hobby Lobby began construction in 2023 and was issued its Certificate of Occupancy on May 1, 2024. He also mentioned that the zoning of the property is Corridor Level 4 (CL4). Mr. Polanco cited the Sign Code that limits the maximum height of a sign located in a CL4 zoning district which is not to exceed 8 feet (ft). He said the applicant is requesting a variance to the Sign Code section, Max Height, asking for it to be increased to 23 ft 10 inches. He said City staff recommends acceptance of this variance as the applicant has met 4 out of the 5 approval criteria. Mr. Polanco provided visuals of the area where the business is located to demonstrate that from different views the existing 8 ft sign height requirement would be completely obscured from the street.

Mr. Hudson asked if the sign will be shared with other tenants. The applicant, Pat Sauer, answered that the sign would not be shared with other tenants. Mr. Sauer explained the previous proposals for a multi-tenant sign but at this point just need a sign since Hobby lobby is struggling due to topography.

Mr. Crain asked about light poll height, neighboring land zoning, and if future applicants would get these same sign variances. Mr. Sauer answered that the next planned street should have multi-tenant signs in the future. Wendy Allgood, Comet Signs, said initially they presented a two-package deal, but it didn't work. She added that in the future they plan to do multi-tenant signs.

Chair Coffman asked if the proposed sign is higher than the buildings against 685. Mr. Sauer answered that it is not, the buildings are still higher.

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

6 Adjourn

Meeting adjourned at 7:43 p.m.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____