



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, March 3, 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. Commissioners Nicholas Hudson, Amanda Maedgen, Chelsea Burkett, Theresa Atkinson, and Charles Zech, City Attorney, were in attendance. Commissioners Andrew Crain and Sally Decelis were not present.

City Staff in attendance: Emily Barron, Assistant City Manager, Yasmin Turk, Planning Manager, Jeremy Frazzell, Principal Planner, Clevan Rodriguez, Planner I, Kristin Gummelt, Planner II, Michael Patroski, Senior Planner, 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, and 3F. Mr. Hudson moved to approve the consent agenda. Ms. Maedgen seconded the motion. All present voted in favor. The motion to approve the consent agenda passed.

Items 3A, 3B, 3C, 3D, 3E and 3F were approved on the consent agenda.

3A Approving a Final Plat for B9 Pecan Subdivision, an approximately 104.4295 acres out of the William Caldwell Survey No. 6, Abstract No. 162 Travis County, Texas, generally located south of the East Pecan Street and Weiss Lane intersection, to be known as B9 Pecan Subdivision Final Plat (FP2024-000169).

Approved on the consent agenda.

3B Approving a Preliminary Plan for Chisholm Station Preliminary Plan; approximately 89 acres of land out of the out of the Peter Conrad Survey 71, Abstract Number 200, Travis County, Texas. Generally located northwest of the State Highway 45 and State Highway 130 intersection. To be known as Chisholm Station Preliminary Plan. (PP2023-000149).

Approved on the consent agenda.

- 3C** Approving a Final Plat for Lifestyle Communities Pflugerville Phase 2, a 17.9108-acre tract of land out of the Tomas G. Stuart Survey, Abstract NO. 689, Pflugerville, Texas. (FP2023-000082).

Approved on the consent agenda.

- 3D** Approving a final plat for Carmel East Phase 1; an approximate 87.185 acres of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (FP2023-000228).

Approved on the consent agenda.

- 3E** Approving a final plat for Carmel East Phase 2; an approximate 46.815 acres of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (FP2024-000034).

Approved on the consent agenda.

- 3F** Approve the Planning & Zoning Commission Minutes for April 1, 2024 regular meeting.

Approved on the consent agenda.

4 Public Hearing

- 4A** Conduct a public hearing and consider an application to zone an approximate 0.5897-acre tract of land to General Business 1 (GB1) district and an approximate 0.8549-acre tract of land to Retail (R) district, both located generally southeast of the Schultz Lane and A.W. Grimes Blvd intersection; to all be known as Schultz Lane Zoning (REZ2024-00141).

Mr. Frazzell presented the rezoning application for the tract of land known as Schultz Lane Zoning. He went over the background of the zoning request, which is to rezone to General Business 1 (GB1) district and to Retail (R) district. Mr. Frazzell stated that City Staff recommends approval of the rezoning as it is consistent with the Comprehensive Plan and the split zoning increases compatibility with the single-family neighborhood. He also mentioned that it is consistent with current zoning in the area.

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

5 Discuss and Consider

5A

Discuss and consider action regarding an application for a subdivision waiver from Section 15.16.3 C, Subdivision Design Standards, to relieve the requirement for all streets that are stubbed out into the subject subdivision boundary to be extended into the subdivision and 15.16.6.C, Subdivision Design Standards, to relieve the requirement to have a minimum 15-ft wide pass-through lot at mid-block or approximate to the mid-point on any block that is 1,000 feet or greater in length, generally located north of State Highway and East of North Heatherwilde Boulevard, located south of the Greenridge and Penley Park Subdivision, to be known as the Deck and Wilke subdivision waiver (FP2024-000318).

Mr. Patroski, said the applicant is requesting 5 separate waivers for the Deck and Wilke subdivision. He provided background information on the property. Mr. Patroski said the P&Z Commission can consider a waiver from the requirement if they meet one of the three criteria. Mr. Patroski compared, using visuals, the approved plans versus the proposed changes. He stated that staff recommends denial of all 5 waivers. He added that based on the criteria of the UDC (Unified Development Code), City Staff does not believe the applicant has provided evidence of an undesirable situation that would be contrary to the public interest and destroy the intent of the provisions of the UDC. Mr. Patroski mentioned that he received 14 or 15 letters of support. However, since the staff report, 10 additional letters were received and have been printed out and provided to the commissioners. The applicant discussed the project and pointed out concerns about the rough proportionality being required for this project and the neighboring subdivisions that were not required to have the block length cut through.

Mr. Zech, City Attorney, mentioned that a letter was received for rough proportionality. He also said that although there are support letters our local regulations do not allow the P&Z Commission to take into consideration support from the community with respect to the project, they still have to have the findings that are provided in the ordinance. Mr. Zech stated that the fact that City staff may or may not have required the process from neighboring subdivisions is not relevant to the Commission's decision tonight.

Daniel Brown voiced his support for the project. He stated that he along with friends, colleagues, and Pfisd (Pflugerville Independent School District), are in support of having an All-Abilities parks. He said the preliminary site plan was done by the book, and the developer is putting big money into this park. He also said there could be some flexibility when it comes to the cross paths. He had questions about the transportation improvement plans and asked that it be considered.

Michael Lang said he lives on one of the roads that will be impacted. He is not familiar with what will be built on the road, but he is worried about more traffic going through the street. He said most people who attended the zoom meeting with the developer were in support of the park.

Frank Fuentes said he is in support of the park for all-abilities. He stated that the road leads nowhere and the city is being given the park as an asset instead.

Amy Wiesenhutter said she is an adaptive teacher for Pflugerville ISD. She is in support of an all-abilities park. She added that this park would give her students something in their community that embraces all.

Yvette Chacon said she has lived in the City for 25 years. She said that an all-abilities park would be a great asset not only to her family, with a special needs daughter, but to all of Pflugerville and the surrounding cities. She stated she is in support of the variance request because of the location of the park.

Paula Dean stated she is in support of the variance request because of where the park is located. She said she is an Austin resident that works at Henderickson High School, she is also the former Adaptive Activities Program Coordinator for the City of Round Rock and was involved in the All-Abilities Park in Round Rock.

Jerry Haskins said he is opposed to Peach Vista being opened up because of the overabundance of traffic. When roads were put in, that area was not originally part of Pflugerville. He also mentioned the property now belongs to the HOA (Homeowners Association).

Ms. Maedgen pointed out that the developer had paid a fee in-lieu of a dedicated parkland, and that there are no assurances to make the developer guarantee a park be put in place if the waivers are approved. She explained that the City already has an all-abilities park in the budget and went over the connectivity issues that would be created if there was less connectivity. Chair Coffman mentioned there was a better way to go through the process. Mr. Hudson also mentioned the connectivity issues that would arise if these waivers were approved.

Ms. Burkett asked for clarification as to which waivers, if any, were directly related to the all-abilities park. The applicant said a fee in-lieu was paid, however if waivers are approved, they can amend the request. Commissioners further discussed the landscaping requirement and the retention pond.

Ms. Maedgen moved to deny all 5 waivers. Mr. Hudson seconded the motion. All present voted in favor to deny all 5 waivers. The motion to deny 5A passed.

6 Adjourn

Meeting adjourned at 8:09 pm.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____