



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, June 2, 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 Chelsea Burkett, Andrew Crain, Sally Decelis and Charles Zech, City Attorney, were in attendance. Commissioners Amanda Maedgen and Theresa Atkinson were not present. Commissioner Nicholas Hudson arrived at 8:09 p.m. during the 5B presentation.

City Staff in attendance: Emily Barron, Assistant City Manager; Yasmin Turk, Planning Manager; Jeremy Frazzell, Principal Planner; Kristin Gummelt, Planner II; Michael Patroski, Senior Planner; Jeff Achee, Assistant Parks & Recreation 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, and 3E. Ms. Burkett 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, 3B, 3C, 3D, and 3E were approved on the consent agenda.

3A

Approving a Preliminary Plan for Pflugerville DTE West Subdivision; approximately 12.63 acres of land, Lots 1 & 2 of Amended Final Plat of Romans 8:28, Travis County, Texas. Generally located northeast of the North Railroad Ave and East Pecan Street intersection. To be known as Pflugerville DTE West Subdivision Preliminary Plan. (PP2025-000036).

Item approved on the consent agenda.

3B

Approving a Preliminary Plan for Olson Farms Subdivision Preliminary Plan; approximately 356.62 acres of land, Tract 1 209.448 acres of land, more or less, situated in the John W. Hann Survey No. 26 and the Thomas Sharp Survey No. 41, Travis County, Texas and being that same 26.729 acre tract and 183.169 acre tract described in document No.

2002179762 and Tract 2: 1.972 acres of land, more or less, situated in the John W. Hann Survey NO. 236, Travis County, Texas. Generally located northeast Brita Olson Road and Axell Lane intersection. To be known as Olson Farms Subdivision Preliminary Plan. (PP2024-000407).

Item approved on the consent agenda.

- 3C** Approve the Planning & Zoning Commission Minutes for February 3, 2025 regular meeting.

Item approved on the consent agenda.

- 3D** Approve the Planning & Zoning Commission Minutes for March 3, 2025 regular meeting.

Item approved on the consent agenda.

- 3E** Approve the Planning & Zoning Commission Minutes for May 13, 2025 Joint Worksession meeting.

Item approved on the consent agenda.

4 Discuss and Consider

- 4A** Discuss and consider action regarding the Old Town Park Master Plan.

Mr. Achee presented the Old Town Park Master Plan. He went over the Committee's goals and background information. Mr. Achee discussed public engagement events and online survey results. He pointed out the concept design highlights such as the water features, the elevated walkway with a play area underneath, and the water tower art feature. Mr. Achee mentioned lighting, parking, and sidewalk connectivity. Ms. Burkett asked additional questions about the water playscape feature and the rainwater feature. Mr. Achee further explained those areas of the concept design. Chair Coffman added that this park design is a great way to blend historic Pflugerville and future Pflugerville.

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

- 4B** Discuss and Consider an application to amend the NorthPointe Planned Unit Development (PUD) as approved by Ordinance No. 1203-15-02-24 to adjust the Greenway (GW) on the east side of the development for an approximately 120 acres out of the John Davis Survey No. 13, Abstract No. 231, Travis County, Texas, generally located east and west of State

Highway 130 Toll, north of E. Pflugerville Parkway, and south of Kelly Lane to continue to be known as the NorthPointe Planned Unit Development (PUD) district Minor Amendment (PUD2025-00121)

Ms. Gummelt presented the request to amend the NorthPointe Planned Unit Development (PUD) to adjust the Greenway (GW) on the east side of the development. She said the Greenway should be publicly accessible and by making this change as shown on the amended concept plan it would be more accessible. Ms. Gummelt stated that Staff recommends approval of the minor amendment. Commissioners asked about other changes on the concept plan, the acreage requirement, and Geraldine Drive. Ms. Gummelt answered that the other change was in a second amendment to this PUD that has already been approved. She said that within the PUD there is no specific acreage requirements tied to either one of these locations. She clarified that this PUD amendment is for the Greenway located in the eastern portion of the PUD and therefore it would not affect Geraldine Drive.

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

4C

Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2025.

Ms. Gummelt presented the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2025. She went over the priority needs of the community, which were identified to be Infrastructure and Community Service. Based on these high priority needs the majority of the grant will be going towards the completion of the construction of Parkway Drive, with the remaining going to youth and senior scholarships and administration. She went over the next steps of going to City Council on June 24, 2025, and submitting to the Department of Housing and Urban Development (HUD) before August 16, 2025. Ms. Decelis asked if they foresee any issues with HUD funding. Ms. Gummelt responded that HUD issued \$20,000 more this year than last year, but they are being mindful incase that funding does change. Chair Coffman asked about projects related to food insecurity and homes with lead paint. Ms. Gummelt said that Staff has not found a project to fund to support food insecurities and that Travis County does have resources to help with homes with lead paint. Chair Coffman asked if the City anticipates any changes of the block groups. Ms. Gummelt said they do expect changes due to new developments near areas that are currently included.

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

5 Public Hearing

5A

To receive public comment and consider an application for a Specific Use Permit for a proposed use of Office/Warehouse within the Urban (Level 4: CL4) zoning district for a property locally addressed as 19241 Wilke Lane, to be known as the Workhub Pflugerville Specific Use Permit 2025 (SUP2025-00114).

Mr. Patroski presented the request for a Specific Use Permit. The purpose of the request is for a proposed use of Office/Warehouse use within the Urban (Level4:CL4) zoning district. He provided zoning information of adjacent properties. Mr. Patroski stated Staff recommends approval of the SUP request with the following conditions: height limitation of 30', requires 2 buildings to be oriented as provided in concept design, structure to provide for multiple tenant spaces, no outside storage, and no 18-wheeler parking. The applicant provided additional background information about the business and the intended use of the building.

Victor Mota, who lives right behind this building, asked how it will impact the streets, specifically if it will cause more traffic.

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

The applicant answered that they will work with Texas Department of Transportation (TxDOT) to see the traffic analysis in that area. He added that based on experience in their other locations, they do not create the type of traffic volume that will affect that neighborhood. When asked about delivery trucks and loading docks, the applicant said they do not anticipate they will have 18-wheelers in the business park, but rather expect more Amazon or other types of delivery trucks. Ms. Decelis asked if a Traffic Impact Analysis had been done. The applicant answered it has not been done at this point in the process, but once it is required, they will get a Traffic Impact Analysis. When asked about outside storage, the applicant answered that they will have a property manager that will communicate with the tenants and mitigate these issues. Mr. Patroski responded to Ms. Decelis' concern about a Traffic Impact Analysis. He said for Specific Use a Traffic Impact Analysis is not required; however, it will be evaluated at the time of platting and site development plan.

Ms. Burkett moved to approve with conditions. Mr. Crain seconded the motion. All present voted in favor, except for Ms. Decelis who opposed. The motion to approve 5A passed.

5B

To receive public comment and consider an application to rezone approximately 50.455 acres from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) District, 9.287 acres from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) District, 3.566 acres from Agriculture/Development Reserve (A) to General Business 1 (GB1) District, and 12.28 acres from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) District; all out of portions of the Andrew Austin Survey No. 19, Abstract No. 38 and G.B. Simpleman & J.V. Bergen Survey No. 285, Abstract No. 2370 in Travis County, Texas to be known as the Cameron Valley Rezoning (REZ2025-00177).

Mr. Frazzell presented the rezoning request to break up a property into 4 different zoning districts. He went over each section of the property to be rezoned. He described each of the sections to be rezoned as follows: 50.455 acres from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) District, 9.287 acres from Agriculture/Development Reserve (A) to Single

Family Mixed Use (SF-MU) District, 3.566 acres from Agriculture/Development Reserve (A) to General Business 1 (GB1) District, and 12.28 acres from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) District.

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. Mr. Crain seconded the motion. All present voted in favor. The motion to approve 5B passed.

5C

Conduct a public hearing and approve an application to Replat approximately 11.5596-acres of land, a subdivision of Lots 1 & 2, Amended Final Plat of Romans 8:28 City of Pflugerville, Travis County, Texas, generally located at northeast of the North Railroad Ave and East Pecan Street intersection; to be known as the Pflugerville DTE West Subdivision Final Plat (FP2025-000094)

Mr. Patroski discussed the replat of the DTE West Subdivision Final Plat. He went over the development in that area.

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

Ms. Barron further explained that there is an agreement with the church to exchange the property south of Main Street and the Church parking lot (North side) property so that Main Street can go through that area. She added there is also an agreement with TxDOT.

Mr. Crain moved to approve. Mr. Hudson seconded the motion. All present voted in favor. The motion to approve 5C passed.

6 Adjourn

Meeting adjourned at 8:22 pm.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____