



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, November 7, 2022

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Staff present: Emily Barron, Assistant City Manager; Jeremy Frazzell, Planning & Development Services Director; Robyn Miga, Assistant Planning & Development Services Director, Kristin Gummelt, Planner I; Michael Patroski, Senior Planner; Samantha Fleischman, Planner I; Zainab Haider, Planner I; Tracy McMullen, Administrative Technician.

Present 6 - Brad Hickman, Andrew Crain, Amanda Maedgen, Deborah Johnson, Oscar R. Mitchell and Robert Romig

Absent 1 - Nicholas Hudson

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.

None

3 Presentation

3A [2022-1044](#) Discussion regarding the Downtown East Project.

Emily Barron, Assistant City Manager, gave a presentation on the progress of the Downtown East Project.

4 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.

4A [2022-1076](#) Approving a Final Plat for The Grove at Blackhawk, Section 1, an approximately 26.159-acre tract of land situated in the James P. Kempe Survey No. 12, Abstract No. 464, Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-21-FP).

Approved

4B [2022-1077](#) Approving a Final Plat for Grove at Blackhawk, Section 2, an approximately 35.272-acre tract of land situated in the James P. Kempe Survey No. 12, Abstract No. 464 and the Juan Zambrano Survey No. 38, Abstract No. 845; Travis County, Texas, generally located north of Cele Road, east of Hodde Lane, and west of Melber Lane (2022-22-FP).

Approved

4C [2022-1083](#) Statutorily denying a preliminary plan for 15000 Cameron Rd; a 87.52-acre tract of land out of the William Caldwell Survey A-162, Travis County Texas. (2022-12-PP)

Approved

4D [2022-1029](#) Approving a Preliminary Plan for Schultz Addition Preliminary Plan, being a 2.421-acre tract of land out of the E. Kirkland Survey No. 7, Abstract No. 458, Pflugerville, Texas, generally located at the northeast corner of Schultz Lane and A.W. Grimes Blvd (2022-7-PP).

Approved

4E [2022-1098](#) Approving a Final Plat with conditions as outlined in the item for Longhorn Addition, Phase 3, an approximately 23.882-acre tract situated in the P. Conrad Survey, Abstract No. 200, and the J. Van Winkle Survey, Abstract No. 787, and the W. Barker Survey, Abstract No. 107, Pflugerville, Texas, generally located east of the bend at Meister Lane and future Kenney Fort Blvd., to be known as Longhorn Phase 3 Final Plat (2022-24-FP).

Approved

4F [2022-1075](#) Approve the 2023 Planning and Zoning Commission meeting schedule.

Approved

4G [2022-0879](#) Approving the Planning and Zoning Commission Minutes for July 18, 2022 regular meeting.

Approved

4H [2022-0880](#) Approving the Planning and Zoning Commission Minutes for August 1, 2022 regular meeting.

Approved

4I [2022-1062](#) Approving the Planning and Zoning Commission Minutes for October 3, 2022 regular meeting.

Approved

Commission Chair Romig motioned to approve the Consent Agenda. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

5 Discuss and Consider

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Commission requires discussion on an item(s).

5A [2022-1080](#) Discuss and consider an application for an Architectural Waiver from Section 9.3.4, Parking and Garage Requirements, to reduce the number of required and integrated garages for an independent living facility located on Lot 7, Block A of the Heritage Lakes at Pflugerville Final Plat, generally located along Pleasant Bay Drive, west of Weiss Lane, south of Kelly Lane, east of Hidden Lakes Drive, and North of Hidden Lakes Crossing, more specifically addressed 18900 Pleasant Bay (2022-1-ARCH).

Kristin Gummelt, Planner I, presented.

The applicant, Robert Johnson, spoke briefly about the use of the site and the nature of assisted living facilities and safety of residents with integrated garages in that type of use. He also spoke regarding the proposed 10 garage spaces, noting that the ones proposed would be separated by a courtyard. The applicant also said that some garages would be included, but assumed residents would use them for storage..

Commissioner Maedgen motioned to approve the waiver as requested. Commissioner Crain seconded the motion. All in favor. Motion passes.

6 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.

- 6A [2022-1030](#) To conduct a public hearing and consider an application to replat Lot 4A, Block A in order to create two lots consisting of approximately 2.421 acres, out of the E. Kirkland Survey No. 7, Abstract No. 458 in Pflugerville, TX, generally located at the northeast intersection of Schultz Lane and A.W. Grimes Blvd., to be known as the Schultz Addition, to be known as the Schultz Addition replat (2022-16-FP).

Michael Patroski, Senior Planner, presented.

Commissioner Johnson asked for clarification on how the property was going to be used and on the entrances, in and out, of the property. A Spokeswoman for the developer advised this location will become a Starbucks and there will be a shared access along Schultz lane. She also stated the internal circulation for this Starbucks location is able to accommodate 15 cars, stacked.

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

Chair Romig added that he assumed there was no person present that wanted to speak, but if there was, he would re-open the Public Hearing. No other person asked to speak.

Commissioner Johnson motioned to accept the application. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

7 Adjourn

Chair Romig adjourned the meeting at 7:55pm.

Robert Romig, Chair
Planning and Zoning Commission
Respectfully, submitted on this 5th day of December, 2022