



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, June 6, 2022

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present: Jeremy Frazzell, Planning & Development Services Director; Sven Griffin, GIS Manager; Erin Sellers, Innovation Strategist; Robyn Miga, Planning Manager; Kristin Gummelt, Planner I; Alicia Sweeny, Planner I.

Vice Chair Mitchell called the meeting to order at 7:00 PM.

Present 5 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Deborah Johnson, Commissioner Nicholas Hudson and Commissioner Oscar R. Mitchell

Absent 2 - Commissioner Robert Romig and Commissioner Amanda Maedgen

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.

3 Presentation

3A [2022-0587](#) Presentation regarding Geographic Information Systems (GIS) and development.

Sven Griffin, GIS Manager, gave a presentation of the Geographic Information System.

GIS is housed in Development Services and provides services to Parks, Streets, Police Department and any other department in the City.

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.

Present 5 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Deborah Johnson, Commissioner Nicholas Hudson and Commissioner Oscar R. Mitchell

Absent 2 - Commissioner Robert Romig and Commissioner Amanda Maedgen

- 4A** [2022-0567](#) Approving a Final Plat for Austin Achieve, a 18.3606-acre tract of land out of the Eiselin Survey No.4, abstract No. 265 and J. Davis Survey No. 13, Abstract No. 231, Travis County, Texas. (2022-8-FP)

Attachments: [Austin Achieve Final Plat](#)
 [Staff Report](#)

- 4B** [2022-0588](#) Approving a Preliminary Plan for Quik Trip 4180; an approximate 72.85-acre tract of land out of the Seprim Eislen Survey No.1, abstract 265; in Pflugerville, Texas. (PP2111-02).

Attachments: [Staff Report](#)
 [Lakeside 130 - Final Plat 220531](#)

- 4C** [2022-0593](#) Approving a Final Plat for the Hutto 130 at 138 Subdivision being an approximately 2.932 acre tract of land situated in the ND Walling Survey, No. 19, Abstract No. 675, Williamson County, Texas, generally located east of SH 130, north of CR 138, east of Little Lake Road, and south Chris Kelley Blvd. (2022-7-FP).

Attachments: [Staff Report](#)
 [Hutto 130 Final Plat](#)

- 4D** [2022-0590](#) Approve the Planning and Zoning Commission Minutes for May 2, 2022 meeting.

Attachments: [Minutes-Final26-May-2022-03-14-30](#)

Commissioner Johnson Motioned to approve the Consent Agenda as read. Commissioner Hickman seconded the motion. All those present voted in favor. Motion passes.

5 Discuss Only

- 5A** [2022-0585](#) Presentation and discussion regarding the SH 45 Small Area Plan.

Erin Seller, Innovation Strategist, gave a presentation of the SH 45 Small Area

Plan.

This project is for the Developable area North of Hwy 45. We are working with PCDC and the local property owners on this project. This is an action item within the ASPIRE 2040 plan. The other purpose in the small area plan is to refine the ASPIRE Future Land Use map, provide additional goals and objectives for development in the Uptown Neighborhood Project, provide for potential locations and goals for parks and open space within this area and also address the potential realignment of Rowe Lane, which is a minor arterial with 100 feet of right of way with 10 foot shared use paths on either side.

There is a small portion of the area within the ETJ. There is no zoning in this area, no land use control. Through the small area plan we hope to have a potential alignment of Rowe Lane.

6 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).

No items.

7 Adjourn

Vice Chair Mitchell adjourned the meeting at 7:27 PM

Robert Romig, Chair
Planning and Zoning Commission
Respectfully submitted on this 2nd day of May, 2022