



# City of Pflugerville

## Minutes - Final

### Planning and Zoning Commission

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Monday, February 5, 2024

7:00 PM

1611 Pfennig Lane

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#### Regular Meeting

#### 1 Call to Order

Chair Coffman started the meeting at 7PM

Staff present: Jeremy Frazzell, Planning and Development Services Director; Robyn Miga, Planning and Development Services Assistant Director; Nathan Jones, Planning Manager; Samantha Fleischman, Planner I; Michael Patroski, Senior Planner; Zainab Haider, Planner I; Kristin Gummelt, Planner II; Tracy McMullen, Administrative Technician, Lee Simmons, City Attorney

#### 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 Presentation and discussion regarding procedures for conducting a meeting.

Lee Simmons, City Attorney, gave a presentation of Parliamentary Procedure.

#### 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** Approving a Preliminary Plan for the Olympic Retail Center; an approximately 4.191-acre tract of land situated in the Walters Survey No. 67, Abstract No. 791, Pflugerville, Texas, generally located north of East Wells Branch Parkway, east of Dessau Road southwest of East Olympic Drive, stubbed out south of the intersection at East Olympic Drive and Purple Martin Drive. (PP2023-000077).

**Approved**

- 4B** Approving a Final Plat for the Olympic Retail Center; an approximately 4.191-acre tract of land situated in the Walters Survey No. 67, Abstract No. 791, Pflugerville, Texas, generally located north of East Wells Branch Parkway, east of Dessau Road southwest of East Olympic Drive, stubbed out south of the intersection at East Olympic Drive and Purple Martin Drive. (FP2023-000079).

**Approved**

- 4C** Approving the Planning and Zoning Commission Minutes for January 8, 2024 regular meeting.

**Item 4C has been removed from the Consent Agenda to note a change from what was included on the original agenda.**

**Chair Coffman requested a motion to approve items 4A and 4B on the Consent Agenda.**

**Commissioner Thompson motioned to approve. Vice Chair Hudson 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** Discuss and consider a Subdivision Waiver from Subchapter 15.16.5 (G), to remove a required 20-foot landscape lot between a residential lot and an arterial level street for an approximately 4.910-acre tract of land out of the John C. Duval Survey, Abstract No. 194, generally located east of the Rowe Lane and Hodde Lane intersection, along County Road 139 to be known as the Bluffs at Blackhawk Waiver. (FP2023-000129.)

**Kristin Gummelt, Planner II, gave a presentation.**

**Commissioner Maedgen moved to approve. Commissioner Thompson seconded the motion.**

## **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.

Kristin Gummelt, Planner II, gave a presentation.

Ethan Harwell, Kimley-Horn Associate, gave a presentation.

Commissioner Maedgen moved to approve including all staff recommended conditions. Commissioner Crain seconded. All in favor. Motion is approved.

**6A**

To receive public comment and consider an application for a Specific Use Permit for the uses of Industrial Uses (Light) and Office/Warehouse within the Urban (Level 4:CL-4) zoning district for an approximately 43.24-acre property generally located north of Cameron Road, east of the Northeast Metro Park, south of the Pecan Street, and west of State Highway 130, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, to be known as the Scannell Specific Use Permit (SUP2023-00055).

Kristin Gummelt, Planner II, gave a presentation.

Ethan Harwell, Kimley-Horn Associate, gave a presentation.

Commissioner Maedgen moved to approve including all staff recommended conditions. Commissioner Hudson seconded. All in favor. Motion is approved.

## **7 Adjourn**

Chair Coffman adjourned the meeting at 8:03 PM

Respectfully submitted,

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Jonathan Coffman, Chair  
Planning and Zoning Commission  
Approved as submitted on this 5th day of February, 2024