



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, November 4, 2024

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Chair Jonathan Coffman called the meeting to order at 7:02 p.m. Commissioners Nicholas Hudson, Andrew Crain, Bradley Hickman, Amanda Maedgen, Allison Thompson, Sally Decelis, and Charles Zech, City Attorney, were in attendance.

City Staff in attendance: Emily Barron, Assistant City Manager, Jeremy Frazzell, Principal Planner, Kristin Gummelt, Planner II, Michael Patroski, Senior Planner, Clevan Rodrigues, Planner I, 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. Chair Coffman read through items 3A, 3B, 3C, and 3D. Mr. Hudson moved to approve the consent agenda. Ms. Thompson seconded the motion. All present voted in favor. The motion to approve the consent agenda passed.

Items 3A-3D were approved on the consent agenda.

3A Approving a Final Plat for Walton Hill Pass subdivision; an approximate 9.659 acres of land out of the J. McDougal Survey, Abstract No. 511; in Travis County, Texas, generally located east of FM 973 and west of Walton Hill Pass(FP2023-000191).

Approved on the Consent Agenda.

3B Approving a Preliminary Plan for Pfennig Place; an approximately 14.64-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas, to be known as the Pfennig Place Preliminary Plan (PP2024-000254).

Approved on the Consent Agenda.

- 3C** Approving a Final Plat for Pfennig Place; an approximately 14.64-acre tract of land out of the Henry Blessing Survey No. 3, Abstract No. 99, in Pflugerville, Texas, to be known as the Pfennig Place Preliminary Plan (PP2024-000254).

Approved on the Consent Agenda.

- 3D** Approve the 2025 Planning and Zoning Commission meeting schedule.

Approved on the Consent Agenda.

4 Public Hearing

- 4A** Conduct a public hearing and approve an application for the Replat of Lot 1, Block K, The Park at Blackhawk IV, Phase 1 being all of that certain 6.237-acre tract of land, situated in the George Grimes Survey Number 33, Abstract Number 883, Williamson County, TX. (RP2023-000215).

Mr. Patroski presented on the Park at Blackhawk IV Phase 1, Replat of Lot 1. He gave the lot location and mentioned it will be divided into 2 lots. One section will be reserved for an amenity center and the remaining will be used for commercial purposes. Mr. Patroski stated the requested replat meets the state and local requirements and City Staff recommends approval.

Mr. Hudson inquired about the type of commercial business and whether the change would make the park reserve area smaller due to a portion reserved for commercial use. Mr. Patroski replied that he did not know who the actual tenant would be and confirmed that the commercial is reserved for that bottom corner.

Chair Coffman ask if any members of the public wanting to speak at the Public Hearing. Chair Coffman requested a motion to close the Public Hearing. Ms. Maedgen moved to close. Ms. Thompson and Mr. Hudson seconded the motion. All present voted in favor. The motion to close the Public Hearing was approved.

Ms. Maedgen moved to approve. Ms. Thompson and Mr. Hudson seconded the motion. All present voted in favor. The motion to approve 4A passed.

- 4B** Conduct a public hearing and consider an application to replat Concordia Highschool Lot 1, Block A in order to create two lots consisting of approximately 42.713 acres, out of the L.C. Cunningham Survey, Abstract No. 163, in Pflugerville, TX, generally located west of South Heatherwilde Boulevard and north of East Wells Branch Parkway, to be known as the Replat of Lot 1, Block A Concordia Highschool (RP2024-000302).

Ms. Gummelt presented on Concordia High School Replat, which is platted currently as a 42.713 acres tract, zoned as a Planned Unit District (PUD). She explained that the proposal is to divide this into 2 lots. Lot 1 will have the

existing multi-family development and all the amenities that go with that. Lot 2 is the newly created lot that will include the drainage easements for lot 1 as well as everything south of the flood plain on that property. Ms. Gummelt stated it meets state and local requirements and Staff recommends it for approval.

Chair Coffman ask if any members of the public wanting to speak at the Public Hearing. Chair Coffman requested a motion to close the Public Hearing. Mr. Crain moved to close. Ms. Maedgen seconded the motion. All present voted in favor. The motion to close the Public Hearing was approved.

Mr. Hudson asked if there was a reason why they want to split it up and inquired about the current zoning. Ms. Gummelt responded that originally it was all going to be developed by same developer. They now want to market it as a separate lot to a new developer. It is zoned as a PUD under the current Unified Development Code.

Mr. Crain asked for clarification about the current land use. Ms. Gummelt confirmed it is developed as multi-family in one lot and not developed in the second lot. Mr. Hudson asked if this replat was taking any area that was previously reserved for schools. Ms. Gummelt responded that it was owned by one developer that was originally going to develop multi-family on both lots, but now going to sell to a new developer or hold for future use. Mr. Hudson wanted further explanation about school use since the name said Concordia High School. Ms. Gummelt explain that it was platted by Concordia High School, but they have since moved across the street.

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

5 Discuss and Consider

No items were moved from the Consent Agenda.

6 Discuss Only

6A

Discuss the roles and responsibilities of the Planning and Zoning Commission with the Pflugerville Youth Advisory Council.

Ms. Barron introduced the Pflugerville Youth Advisory Council. She asked the commissioners to share some of their experiences of being on the Planning and Zoning (P&Z) Commission.

Chair Coffman welcomed the students. He commended them for participating in the program and urged them to continue to be involved. Each commissioner shared their personal experience of being on the P&Z Commission. They emphasized the importance of learning the Robert's Rule of Order. The commissioners praised the City Staff for being well organized, highly dedicated, highly mission focused, and an effective team. They expressed the importance of local government and voting. The commissioners discussed how long the process from planning to construction takes and the importance planning has on the future of Pflugerville.

7 Adjourn

Meeting adjourned at 7:26 p.m.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____