



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, February 3, 2025

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Chair Jonathan Coffman called the meeting to order at 7:01 p.m. Commissioners Andrew Crain, Amanda Maedgen, Sally Decelis, Theresa Atkinson, and Chelsea Burkett were in attendance. Mr. Hudson joined the meeting at 7:03 during Citizen Communication.

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

Allison Thompson thanked the commissioners and announced that Pflugerville was in the news for good and bad reasons. She spoke against the Immigration and Customs Enforcement (ICE) facility in the City. She described the facility and mentioned that she was told that this facility is a paper processing facility only. Ms. Thompson added that the number of people that attended the food pantry, provided by her church, was lower last week possibly out of fear of ICE.

Donald Jones discussed the positives in the city. He wanted to stand in opposition of the ICE facility in Pflugerville. He said this city is totally different from the facility. This City is a warm and giving community.

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, and 3D. Ms. Maedgen moved to approve the consent agenda. Mr. Hudson seconded the motion. All present voted in favor. The motion to approve the consent agenda passed.

Items 3A, 3B, 3C, and 3D were approved on the consent agenda.

3A Approve the Planning & Zoning Commission Minutes for September 16, 2024 regular meeting.

Approved on the Consent Agenda

3B Approve the Planning & Zoning Commission Minutes for October 7, 2024 regular meeting.

Approved on the Consent Agenda

3C Approve the Planning & Zoning Commission Minutes for November 4, 2024 regular meeting.

Approved on the Consent Agenda

3D Approve the Planning & Zoning Commission Minutes for December 2, 2024 regular meeting.

Approved on the Consent Agenda

4 Public Hearing

4A

To receive public comment and consider an application to rezone an approximately 5.0 acres from the Agriculture/Development Reserve (A) district to Single Family- Mixed Use (SF-MU) district. The property is situated in the Jacob Casner Survey No. 9, Abstract No. 2753, generally located east of HWY SH130, south of Steeds Crossing, and west of Rowe Loop, locally addressed 2125 Rowe Lane, to be known as the Westglade Rezoning (REZ2024-00416).

Ms. Gummelt presented the Westglade Rezoning request. The rezoning is from the Agriculture/Development Reserve (A) district to Single Family-Mixed Use (SF-MU) district. Ms. Gummelt provided a description of the property and the areas surrounding the property. She said City staff recommends the approval of the rezoning since it is consistent with the Comprehensive Plan. Sam Fendwick, the applicant, highlighted the project which includes a large 2.3 acres common courtyard.

Chair Coffman ask if any members of the public wanting to speak at the Public Hearing.

Beverly Darilek said she thought it was for single family but was surprised to see the multi-use and concerned about the options for multi-use zoning.

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

Commissioners discussed by right use verses conditional use for SF-MU zoning.

Ms. Gummelt clarified that for certain businesses to be allowed it must meet the conditions, and it does not.

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

4B

To receive public comment and consider an application to rezone an 0.0826-acre tract of land known as Lot 4, Block 10, Town of Pflugerville Subdivision, from Single Family Suburban (SF-S) to Neighborhood Services (NS) be known as the 308 N 1st Street Rezoning (REZ2024-00404).

Mr. Patroski presented the rezoning request of property at 308 North 1st Street from Single Family Suburban (SF-R) to Neighborhood Services (NS). The rezoning would allow the property to be utilized for personal services. Staff recommends approval from SF-S to NS. Mr. Patroski stated that he received some inquiries from citizens, but no formal objections.

April Kearney, business owner, described the services her business would offer. She explained that she is not looking to change the aesthetics of the property she just needs to provide sensory services. Ms. Kearney explained that this rezoning will enable her to provide services for wellness, including a wellness store which will feature an herb garden.

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

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

4C

To conduct a public hearing and consider an application to replat Lot 1, Block A in order to create two lots consisting of approximately 2.51 acres, out of the John Bray Survey N.10, Abstract No. 73, in Pflugerville, TX, generally located west of Weiss Lane and north of Aventura Avenue, to be known as the Replat of Lot 1 Pflugerville Industrial park (RP2023-000117).

Ms. Gummelt presented the replat of lot 1 Block A request. She said the property currently has a gas station and a retail shell. The applicant is asking to replat the property into 2 properties, one for the gas station and one for the retail. Ms. Gummelt stated that City staff has found that it meets minimum state and local requirements and recommends approval.

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 passed.

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

4D

To conduct a public hearing and consider an application to Replat Lot 1, Block A, Wuthrich Hill Farms Section 1 a 4.81acre tract of land, situated

in the Wuthrich Hills Farm Subdivision Section 1, Travis County, Texas in order to create 3 lots on approximately 4.81 acres, to be known as the Replat of Lot 1, Block A, Wuthrich Hill Farms Section 1. (RP2023-00017).

Ms. Gummelt presented on the request to replat Lot 1, Block A, Wuthrich Hill Farms Section 1, into 3 lots. Commissioner Burkett questioned the reason for separating the area into 3 lots. Commissioners and Ms. Gummelt further discussed retention ponds and maintenance agreements of retention ponds.

Chair Coffman requested a motion to close the Public Hearing. Ms. Maedgen moved to close the Public Hearing. All present voted in favor. The motion to close the Public Hearing passed.

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

4E

To conduct a public hearing and consider an application to Replat Lot 3H, Renewable Energy park, situated in the William Caldwell Survey, Abstract 162, Travis County, Texas in order to dedicate right-of-way for Impact Way on approximately 15.5063 acres, to be known as the Replat of Lot 3H, Renewable Energy Park (FP2024-000444).

Ms. Gummelt presented the request to replat Lot 3H, Renewable Energy Park, owned by Pflugerville Community Development Corporation (PCDC). It is being replated to dedicate more right of way to Impact Way so that Impact Way can be extended through the properties to the south to Cameron Road.

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

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

5 Discuss and Consider

No items were pulled from the Consent Agenda.

6 Adjourn

Meeting adjourned at 7:53 pm.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____