



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, May 1, 2023

6:00 PM

1611 Pfennig Lane

Worksession

1 Call to Order

Chair Mitchell called the meeting to order @ 6PM

Staff Present: Emily Barron, Assistant City Manager; Jeremy Frazzell, Planning and Development Services Director; Nathan Jones, Planning Manger; Kristin Gummelt, Planner I; Samantha Fleischman, Planner I; Michael Patroski, Senior Planner; Tracy McMullen, Administrative Technician

Present 5 - Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell, Commissioner Amanda Maedgen, Commissioner Allison Thompson and Commissioner Jonathan Coffman

Absent 2 - Commissioner Andrew Crain and Commissioner Brad Hickman

2 Presentation

2A [2023-0414](#)

Discussion regarding working draft amendments to the Unified Development Code corridor districts.

Jeremy Frazzell, Planning Director, gave a presentation on the UDC updates and specifically the Corridor District, CL3, CL4 and CL5, Section 4.4 of the Unified Development Code. The information handed out is in draft form only. The intent for the Work Session is to give information and receive information back from the Commission whether or not e are headed in the right direction or if you have ideas. Proposed changes are outlined in red in Sub Chapter 4

Commissioner Thompson asked if the City was requiring apartments in the area to have electric car charging stations as people who live in apartments cannot own one because of no charging station.

Mr. Frazzell advised it is not a requirement as of today. Can encourage it. We can look at it being an amenity for the apartment. Commissioner Coffman advised the charging stations for apartments/rental units should be a part of the vision of the future plans.

Commissioner Coffman advised streetscapes and pedestrian flow is something to consider.

Commissioner Coffman advised in the Land Use Conditions there was a proposal to change call centers to be in a multi story 60%? Is that a problem (of call centers) that we have had? Director Frazzell advised this was a preventative type component to account for the land use for that type. Commissioner Maedgen advised she thought it was a reasonable expectation

to preemptively limit the size of the call center. Director Frazzell advised enhancing and encouraging the Urban Development is where our focus has been.

Commissioner Coffman asked if we take a different approach to Food Truck and Food Trucks park? Commissioner Maedgen advised it is hard for Food Trucks to park individually. Commissioner Maedgen advised the lack of shade is something to consider/remedy for a food truck park. Director Frazzell stated that the additional items related to the food truck park (amenities, number of trucks) can also be brought forward for discussion.

Discussion of Electric Vehicle (EV) charging stations. Commissioner Coffman advised that there are some very specific requirements for gas stations. Something to be considered about tradeoffs of the number of pumps and EV chargers. Commissioner Hudson advised the infrastructure is the hard part. Director Frazzell advised this would be in place in CL4 and CL5 zoning. The chargers would be for passenger vehicles and not commercial. Currently there is no language about or specific use defined for charging stations. We have conditions for gas stations to limit the number of pumps. EV charging spots are not counted towards the pumps. Incentives and EV charging to be included having it not count against your parking spot minimum. Incentivise the charging for apartments.

Commissioner Coffman don't know how you get a small café or something and don't allow drive thru's. I think there is a way to get it on a neighborhood scale. Commissioner Maedgen is not in favor of the drive thru's as she would rather see sit down cafes, boutiques, tattoo parlors. Don't want to encourage traffic. Are we wanting to avoid car traffic? Yes, drive thru's in general. We would need to be specific on what it would be. Urban form mixed use element to it. Can look at this.

Commissioner Hudson asked about the Toll Road terminology and should that be so specific? Director Frazzell recommended spelling out the names of the roads (SH130, SH45).

The maximum building height is at 120 feet. That was to be able to ensure they had 80 percent of the parking in a structured parking garage. Do we feel like it is tall enough?

Commissioner Maedgen advised that we should consult with someone that has an architectural background. Discussion of building height. No determination was made.

3 Adjourn

Chair Mitchell adjourned the meeting at 6:52PM
Respectfully submitted,

Oscar Mitchell, Chair
Planning and Zoning Commission
Approved as submitted on this 1st day of May, 2023.