



City of Pflugerville

Minutes - Final Planning and Zoning Commission

Monday, July 20, 2015

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present was: Emily Barron, Planning Director; Erin Sellers, Planner II; Jeremy Frazzell, Senior Planner and Hazel Sherrod, Planning Administrative Technician.

Chairman Blackburn called the P & Z Commissioner meeting and the CDBG Advisory Committee meeting to order at 7:00 p.m.

Present 6 - Chairman Rodney Blackburn, Commissioner Rachel Nunley, Commissioner Drew Botkin, Commissioner Daniel Flores, Vice Chairman Kevin Kluge and Commissioner Geoff Guerrero

Absent 1 - Commissioner Joseph Marse O'Bell

2 Citizens Communication

There were none.

3 Consent Agenda

A [2015-3998](#) Approving the Planning and Zoning Commission Minutes for the June 1, 2015 regular meeting.

Approved on the Consent Agenda

B [2015-4069](#) Approving the CDBG Minutes for the June 1, 2015 regular meeting.

Approved on the Consent Agenda

C [2015-4090](#) Approving the Penley Park, Phase 2 final plat; a 12.292-acre tract of land out of the Peter Conrad Survey No. 71 in Pflugerville, Texas. (FP1505-03)

Approved on the Consent Agenda

D [2015-4094](#) Approving a Final Plat for Avalon Phase 8B; a 0.81-acre tract of land out of the Philip Golden Survey No. 17, Abstract No. 328, in Travis County, Texas. (FP1504-06)

Item 3D: 2015-4094 was pulled off the agenda.

4 Public Hearing

The P & Z Commission serves as the CDBG Advisory Committee and this item will be discussed during the regular P & Z meeting.

- A [2015-3913](#) Public hearing and recommendation regarding Community Development Block Grant (CDBG) program Action Plan for Program Year 2015.

Emily Barron presented the CDBG Action Plan for 2015, which was posted for public hearing in order to provide opportunity for the public to speak on the Action Plan. This is not one of the required public hearing, those occur during City Council meetings.

Ms. Barron listed the Community Development and Housing Needs projects and their priorities for CDBG funding. They are:

- Infrastructure - High
- Public Buildings & Facilities - High
- Community Service - High
- Economic Development - Medium
- Housing - Low
- Homeless - Low

Parks – The majority of the CDBG funding is allocated to parks, approximately \$212,840 in areas defined as low to moderate income and are underserved by developed parks or parks in need of improvement. This would include the Parkway Drive Park Land acquisition at approximately \$50,000 and 1.1 – 1.4 Acres for the vacant 4 parcel of land. The improvements to the park will cost approximately \$47,840 to include walking trail, picnic tables, pet waste stations, landscaping, benches, shade, and trash receptacle. \$40,000 is allocated for improvements to the parking lot and accessibility to the Recreation Center for senior citizens. Towards the north of the Recreation Center, Ms. Barron recommends restriping some of the parking, improve the sidewalk and connectivity to the back door as well as provide a ramp and modify the rear entrance to make it an accessible drop off. The Windermere Park Pavilion current action plan is to replace the Playscape which will begin next month. The Windermere Park Pavilion is a new facility at the park and \$75,000 is allocated for that project.

Sidewalks, Trails, Streetlights (infrastructure) – approximately \$20,000 allocated for infrastructure related to sidewalks, trails and streetlight improvement, additions and/or barrier removals in areas defined as low-moderate income. Foothill Farms sidewalk improvement will add approximately 430 feet of sidewalk.

Programs – Park and Recreation Scholarship Program - \$15,000/year allocated to provide youth scholarships to 75 low-moderate income children annually to participate in Pfun Camp or other related Parks and Recreation Programs. There is a \$200 maximum allocated per scholarship per child.

Staff has received comments to maximize the youth scholarship programs and improve the notifications. Comments were also received to use the funds to build another pool, and sidewalks along Pecan St., and trail connections between Parkway Dr., and Gilleland Creek Trail. Staff will do more research next year over the next year on potential trail connections and come back with

information. Also, add shade in the Parkway Dr., park project.

Upcoming meetings:

July 28, 2015 - City Council 2nd Public Hearing on 2015 Action Plan and Resolution

August 11, 2015 – City Council resolution approval prior to submitting it to HUD on Friday, August 14, 2015.

No one from the public signed up to speak.

Chairman Blackburn made a motion to close public Hearing. Commissioner Flores seconded that motion. All in favor. Public hearing closed.

Chairman Blackburn made a motion to accept 2015-3913 as presented. Commissioner Botkin seconded that motion. All in favor. Motion carried.

B [2015-4091](#)

To receive public comments and consider an application of the Replat of Swenson Farms Phase II; a 15.48 acre tract of land out of the H.W. Farley Survey No. 4, Abstract No. 288, and out of the Garcia Montez and Duran Survey No. 94, Abstract 2146, in Pflugerville, Travis County Texas. (FP1504-03)

Erin Sellers presented this item. The property is 15.48 acre tract and is generally located along the east side of Swenson Farms Blvd., south of the intersection of W. Pfennig Ln., and Swenson Farms Blvd. The site is partially situated within the 100-year floodplain. The 100-year floodplain is being dedicated as a drainage easement. Both lots have frontage on Swenson Farms Blvd and the applicant has submitted a site development application for 54 single-family detached residential condos. The difference being that there are private drives that provides access to the residential dwellings. The site is within the City's CCN for water and wastewater service. The development is eligible for fee-in-lieu of parkland dedication as well as the park development fee in the amount of \$88,146.

No one in the public signed up to speak.

Chairman Blackburn made a motion to close the public hearing. Commissioner Botkin seconded that motion. All in favor. Public Hearing closed.

There were no further discussion on this item.

Commissioner Flores made a motion to approve Item 2015-4091 as read. Vice-Chairman Kluge seconded that motion. All in favor. Motion carried.

Future Agenda Items

August 3, 2015 at 7:00 p.m. will be the next Planning and Zoning Commission and the CDBG Capital Advisory Committee meeting.

Due to the Labor Day holiday there will not be a meeting on the first Monday in September. P & Z will meet on September 21, 2015 at 7:00 pm.

Ms. Barron mentioned an email was sent out for potential training for Elected

and Appointed Officials offered by the American Planning Association if anyone is interested in attending staff will register the Commissioners.

Adjourn

Chairman Blackburn made a motion to adjourn at 7:35 p.m. Commissioner Flores seconded that motion. All in favor. Meeting adjourned.

Rodney Blackburn, Chairman
Planning and Zoning Commission & CDBG Advisory Committee

Respectfully submitted this 3rd day of August, 2015.