



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, October 7, 2024

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Chair Jonathan Coffman called the meeting to order at 7:00 p.m. Commissioners Andrew Crain, Bradley Hickman, Amanda Maedgen, Allison Thompson, Sally Decelis were in attendance. Commissioner Nicholas Hudson was not present.

City Staff in attendance: Emily Barron, Interim Director of Planning & Development Services, Jeremy Frazzell, Principal Planner, Kristin Gummelt, Planner II, Michael Patroski, Senior Planner, 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 and 3B. Ms. Maedgen 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 and 3B were approved on the consent agenda.

3A Approving a Final Plat for Lisso Tract Phase 5, approximately 24.927-acres situated in the Alexander Walters Survey No. 67, situated in the Pflugerville, Texas, generally located east of Crumpton Drive and west of Lorant Lane, to be known as Lisso Tract Phase 5 Final Plat (FP2023-000250).

Approved on the Consent Agenda.

3B Approving a third revision to the approved Preliminary Plan for Lakeside Meadows; an approximate 320-acre tract of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162 and the E. Kirkland Survey, Abstract No. 458; in Pflugerville, Texas to be known as the Lakeside Meadows Preliminary Plan revision 3 (PP2024-000287).

Approved on the Consent Agenda.

4 Discuss and Consider

4A Discuss and consider a Site Development Waiver from Subchapter 10.4.6 and 11.16, to exceed the required parking over the 20 percent permitted, for an approximate 1.88-acre tract of land out of the Picadilly Estates Replat Lot 3 Block A, specifically located at 428 Grand Avenue Parkway, to be known as the Knox Site Development Waiver (SP2023-000258).

Mr. Frazzell introduced the Site Development Waiver by going over the location and the reason for the Waiver. He said the applicants are intending to establish a business at this location and with that they are needing additional parking spaces for their vehicles. The business is a cleaning business and needs the additional 99 parking spaces for their fleet cars to be parked and for their employees to park when they arrive to work. Mr. Frazzell mentioned that City staff has provided the applicants with additional landscape compliance requirements and that the applicants have met those requirements. He presented images as examples of where on the street the employees currently park their personal and company vehicles. Mr. Frazzell stated that City Staff does recommend approval.

Mr. Crain asked if he must abstain from voting on this item because he knows the applicant. Ms. Barron stated it doesn't appear to be a conflict of interest since his dealings only include him hiring the company to clean.

Ms. Maedgen asked about impervious cover and the impact on rainwater runoff and flood potential. Mr. Frazzell responded that the applicants would have to account for all the additional impervious cover. He added that a retention pond is planned and it can contain runoff.

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

4B Discuss and consider action to recommend approval of amendments to the Community Development Block Grant (CDBG) Action Plans for Program Years 2022 and 2023.

Ms. Gummelt presented on amendments for Plan Year (PY) 2022 and PY 2023 to reallocate funds to better serve our communities. She said that in PY 2022 the City did not use the total Youth Scholarships funding or the Workforce Solutions funding. Ms. Gummelt stated that the unused funds totaling \$21,373.00 are to be reallocation towards the Streetlight Program and if there are overages the reallocation amounts will cover the Parkway Drive construction that is currently under design. She said the same goes for PY 2023. Ms. Gummelt pointed out the used and unused portions of the Youth Scholarships funding and the Workforce Solutions funding. She explained that they are proposing the reallocation of the remaining funds of \$31,018.70 to go towards the construction and design of Parkway Drive. Ms. Gummelt concluded by stating that Staff is asking for a recommendation of approval to City Council on these amendments for the October 22, 2024, meeting.

Chair Coffman asked if the Parkway Drive project was in the 2024 plan. Ms. Gummelt explained that it was in both the 2023 and 2024 plan. The cost of the design was over the amount allotted, therefore it was previously planned to use City dollars to help cover that cost. With this reallocation we can cover more of that with the grant funds and leave the general fund towards other projects.

Ms. Maedgen commented that the street project is more in alignment with these funds than the youth scholarships. She also praised the City for maximizing federal dollars.

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

5 Adjourn

Meeting adjourned at 7:15 pm.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this _____ day of _____, _____.