



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, April 1, 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, and Lee Simmons, City Attorney, were in attendance. Commissioner Nicholas Hudson was not present.

City Staff in attendance: Emily Barron, Assistant City Manager, Jeremy Frazzell, Director of Planning & Development Services, Kristin Gummelt, Planner II, Nathan Jones, Planning Manager, Abby Morrison, Public Works Services Director, Cindy Breau, CIP Program Manager, Shane Mize, Parks & Recreation Director, Evan Groeschel, Operations Director, and DeeDee Martinez, Development Services Coordinator.

2. Citizens Communication

No one addressed the committee.

3. Discuss Only

3A. Discussion regarding Downtown East update.

Ms. Barron presented the Downtown East Project update. She provided an overview of the project and went over the timeline. Mr. Barron further explained that at this time the project is in the design phase and will have another opportunity for public engagement at the upcoming Slice of Pflugerville event. She mentioned that the entitlement process will begin after that, which includes the zoning and subdivision applications.

Ms. Barron provided visuals of the Downtown East Concepts. She said Phase I will include City Hall on the south side of Main Street, as well as a recreation center, retail, and café space. Ms. Barron concluded the presentation by stating that construction is anticipated to begin in December 2024.

Ms. Thompson inquired about the access through the neighborhoods. Ms. Barron answered that Main Street will connect to Railroad, but there won't be any road connections into the residential areas. She added that they hope to enhance the pedestrian connections on FM 685, on the trail system, and on Main Street. Chair Coffman asked if the Main Street extension was part of Phase I or II. Ms. Barron stated that the extension is in the first phase since the infrastructure for water and wastewater related to Main Street are in Phase I as

well.

3B. Discussion regarding the 5-year Capital Improvement Plan for Fiscal Years 2025-2029.

Ms. Morrison presented the draft of the Annual 5-year Capital Improvement Plan (CIP) for fiscal years (FY) 2025-2029. She stated that the CIP identifies, prioritizes and tracks capital costs over \$50,000.00, it is updated annually, and is part of the annual budget. Ms. Breaux went over the purpose of the CIP. She mentioned the 8 program areas, which includes transportation, water, wastewater, reclaimed water, drainage, parks, technology and facilities. She said this year there are no technology projects. Ms. Breaux reviewed how the CIP aligns with the Aspire 2040 Comprehensive Plan, how the plan is implemented, and how projects are selected. She said this year the City has a new program to track the cost and funding needs of the plan. Ms. Breaux discussed the funding sources for the CIP projects which include bonds, federal grants, the Water Infrastructure Finance and Innovation Act, Impact fees, and many others. She clarified that some projects do go out a little past 2029.

Mr. Groeschel presented the transportation portion of the CIP. He said for FY 2025 the CIP will focus on transportation and mobility, which includes roadways, traffic signals and intersections. He said the plan has 48 transportation projects such as Old Austin Hutto Road extension consisting of three lane sections of roadway from east of FM 685 to Pflugerville Parkway. Mr. Groeschel added that these projects help with the efficiency and congestion of traffic flow. He also went over the CIP drainage projects. Mr. Groeschel discussed the Downtown Regional Detention Ponds along with two other major drainage projects. He stated that these projects are critical improvements that need to be made in order to ensure our infrastructure is safe and maintained.

Mr. Pritchett presented the Water and Wastewater portion of the CIP. He mentioned that most of their projects are to expand treatment capacity, raw water capacity, as well as transmission capacity across the city. Mr. Pritchett shared a map of the Water Utility projects in the CIP for FY 2024-2029. He briefly discussed some of the FY 2025 Water projects such as the 12-inch water lines along Weiss Lane, East Pecan Street, and Cameron Road in the 794' pressure zone. Mr. Pritchett shared a map of the Wastewater Utility projects in the CIP for FY 2024-2029. He mentioned there are 25 wastewater projects within the 5-year CIP. He briefly discussed some of the FY 2025 Water projects such as the Upper New Sweden lift station. Mr. Pritchett shared a map of the 2 Reclaimed water projects in the CIP for FY 2024-2029. He briefly discussed the FY 2025 reclaimed projects such as the 1849 Park that is already under contract. Mr. Pritchett said the City currently purchases water from Manville Water Supply Corporation to irrigate the facility. He added that the second project is Weiss Lane and will serve the schools along with Weiss Lane as well as the multi-family and industrial developments coming to that area.

Mr. Groeschel briefly discussed the 23 Parks Projects in the CIP. He also provided a map that included the 5 Facility Projects. Mr. Groeschel said the goal is to have a formal adoption for the FY24 budget by September 24, 2024.

Chair Coffman commented that last year the Commission had added that the

strategic pillars be called out to the overall planning communications. He said it is a useful tool to be able to see which pillar each project is assigned to. Chair Coffman also mentioned that it would be very useful to add the impacts of the outcome of each project, to show how important it is to prioritize those types of projects. Lastly, Chair Coffman said it would be useful to call out the other entities involved in collaborative major projects. Ms. Maedgen agreed that adding the impacts would be helpful. Ms. Thompson commended the City Staff on the presentation, knowledge, and devotion to our City. Mr. Crain suggested a short summary to inform citizens of the projects that affect their tax increases. Ms. Decelis suggested including the funding and impact fees to help citizens see where their tax dollars go.

4. Public Hearing

- 4A.** To receive public comment and consider an application to rezone an approximately .52-acre tract of land, platted as Lots 1-3, Block H, Wrenbar Addition, in Travis County, Texas from Single Family- Suburban Residential District (SF-S) to Two Family Residential District (2-F); to be known as East Hoopes Avenue Rezoning (REZ2024-00037).

Ms. Gummelt presented on a request to rezone from Single Family- Suburban Residential District (SF-S) to Two Family Residential District (2-F). She provided background information on the property to be rezoned. Ms. Gummelt stated that Staff recommends denial of the request because the Suburban Residential future land use does not support the permitted housing types and because per the Unified Development Code (UDC), the proposed zoning request must be consistent with the Future Land Use map. The applicant, Elaine and Jimmy Hebert provided reasons for the Rezoning request. They mentioned that they are currently paying taxes on 3 lots and by changing the zoning they could build duplexes and therefore generate a revenue. Mr. Hebert mentioned that only 2 of the 3 lots are usable because the single-family home on lot 3 which was moved there in the 70's or 80's encroaches onto lot 2, making it unusable. He stated that with the rezoning change they could move the home and existing items on the property and make the area more desirable to current homeowners.

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

Ashley Wolcott said she lives directly behind this area and is opposed to building 2 story duplexes because it will allow occupants to see directly into her house and yard. She said she has 2 young girls and wants them to continue to play outside without being worried about someone watching them. She mentioned that her neighbors share her same backyard slop, view, and concerns. She is not opposed to single story duplexes.

Michael Matherne said he lives next to Ms. Wolcott and has the same concerns about privacy. He asked if the existing structures would be demoed. He mentioned he does not want to double the units. Mr. Matherne also asked if infrastructure improvements would be included with the rezoning.

Mike Martin said he does not live near this property but is aware of it and agrees with the need for renovation. He is concerned about adding more

multi-family units in this area. Mr. Martin suggested taking 2 lots and putting 2 houses on them. He said he does not mind duplexes either, but does not want 2 story houses. He worries most about the precedent it sets, as other property owners may continue to add more multi-family homes in this area.

Robert Van De Geyin said that the same as staff would deny rezoning in another area, they should deny rezoning in this area. He also said that if this rezoning is permitted then he could do the same with his 3 lots. He suggested a variance request instead of removing the old houses and creating duplexes.

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

Ms. Maedgen asked if there was anything allowing the owners to build single-family homes. Ms. Gummelt said it was zoned for single-family, and it could be 2 story. Ms. Maedgen urged the applicant to consider the neighbors' comments when deciding what goes on that lot. She asked about the Comprehensive Plan amendment process. Ms. Gummelt explained the process. Ms. Decelis asked about the possibility of building 3 single family homes on these lots. Ms. Gummelt explained that one structure is built over the lot line, therefore it is difficult to have a conforming structure on that second lot. Since drainage was brought up by a member of the public, Chair Coffman asked if regardless of the zoning the impervious cover regulations were the same. Ms. Gummelt agreed that as a residential structure they would be required to have the same amount of landscaping and therefore same amount of impervious cover. Mr. Crain asked if the applicant was advised prior to submitting the Rezoning request to complete the Comprehensive Plan Amendment. Ms. Gummelt mentioned that they were given the information on how to apply for the Comprehensive Plan Amendment during the PAC meeting (Pre-Authorization Conference). She further added that the Staff recommendation is based on the fact that the UDC requires the requested zoning to be consistent with the Future Land Use and it is not consistent. Ms. Thompson asked for the sake of clarification, if the landowners could be restricted to building a one-story home. Ms. Gummelt said no, the City cannot put conditions on zoning.

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

5. Adjourn

Meeting adjourned at 8:08 pm.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____