



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, May 6, 2024

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Chair Jonathan Coffman called the meeting to order at 7:02 p.m. Commissioners Nicholas Hudson, Bradley Hickman, Sally Decelis, and Evan Fry, City Attorney, were in attendance. Commissioners Andrew Crain, Amanda Maedgen, and Allison Thompson were not present.

City Staff in attendance: Emily Barron, Assistant City Manager, Jeremy Frazzell, Director of Planning & Development Services, Nathan Jones, Planning Manager, Abby Morrison, Public Works Services Director, Brandon Pritchett, Public Utility Director, Thomas Hunter, Assistant City Manager, and DeeDee Martinez, Development Services Coordinator.

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. Mr. Hudson moved to approve the consent agenda. Mr. Hickman 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 6966 Commercial Park Addition, an approximately 0.501-acre tract of situated in the John C. Lee Survey No. 35, Abstract No. 488, Pflugerville, Texas; generally located south of Rowe Lane between Algreg Street and Rowe Loop, to be known as 6966 Commercial Park Addition (2023-14-FP/ FP2023-000116).

Approved on the Consent Agenda

3B

Approving a Preliminary Plan for Carmel East; an approximate 289.069 acres of land out of the John Leisse Survey No. 18, Abstract No. 496 and the Joseph Wiehl Survey No. 8, Abstract No. 802; in Travis County, Texas. (2023-12-PP/ PP2023-000111)

Approved on the Consent Agenda**4 Discuss and Consider****4A** Discuss and consider the 5-year Capital Improvement Plan for Fiscal Years 2025-2029.

Ms. Morrison presented and requested an approval for the 5-year Capital Improvement Plan (CIP) for Fiscal Years (FY) 2025-2029. She went over the CIP's purpose and provided an overview. Ms. Morrison stated that there are 132 projects in 7 program areas with a capital cost of \$2,240,500,565. Ms. Morrison went over the modifications they made to the plan as suggested by the P&Z Commission. She said they added the pillars of the strategic plan on every project, as well as a summary of funding and graphs to make it easier to understand. She mentioned the addition of 4 new projects and went over the CIP adoption schedule.

Chair Coffman asked why the cost for the Police Substation was so high. Ms. Morrison answered that this may include land acquisition. She said this is a FY 2027 project, and they will refine it before then. Ms. Decelis asked if there was a building plan. Ms. Morrison answered that there is a plan for the expansion and how to retrofit the existing building. Mr. Coffman asked about the Cele Road and Rowe Lane projects, that had a \$60,000,000.00 cost in 2029. Ms. Morrison said that there had been studies with estimated costs, so those amounts were added to the CIP. Mr. Coffman suggested that for the next round of review, they take into consideration inflation especially around parks and trails expansion projects. Chair Coffman asked Ms. Morrison to explain impact fees and how they fit in to the CIP plan. She said they conduct impact fees studies and use that study to calculate the impact fees. Mr. Pritchett further explained that the fee study is conducted and there is a set amount allowable by the State law. The City then uses these fees to fund up to a certain amount which helps reduce the burden that taxpayers pay for a project. Mr. Hudson asked if the plan represents the full funding for the reclaimed water projects. Mr. Pritchett answered that the 5-year CIP has 2 reclaimed water projects, at 1849 Park and the expansion to Weiss Lane. Mr. Hunter added clarification for the amount that is in the CIP for the Police Substation. He said the cost does include land acquisition and design. He said the amount of funding is projected out into the future past the 5 years. Mr. Hudson asked about inflation rates, to which Ms. Morrison responded that it is 3% every year.

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

4B Discuss and consider action regarding an application for a subdivision waiver from Section 15.16.3 M, Subdivision Design Standards, to allow for a permanent dead end street to exceed 600-feet for a subdivision, generally located along Cameron Road, to be known as the Murchison Tract subdivision (FP2024-000031).

Mr. Jones, presented on a subdivision waiver for the property known as the Murchison Tract. The area of consideration is the SF-MU (Single family- mixed

use) portion of the property. The waiver is to allow for a road to exceed the 600 feet maximum. The request only has to meet one of the Subdivision Waiver Criteria. Mr. Jones said Staff has found they meet mostly all the criteria. Staff recommends approval of the waiver based on the approval criteria.

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

5 Public Hearing

5A

To receive public comment and consider an application to rezone an 1.6-acre tract of land known as Lot 2A, Block E of the Amending Plat of Block E 685 Commercial Park Subdivision, from General Business-2 (GB2) Zoning District to the Urban (Level 4:CL4) Zoning District, to be known as the 20205 FM 685 Rezoning (REZ2024-00109).

Mr. Jones presented on the request to rezone from General Business-2 (GB2) Zoning District to the Urban Level 4 Corridor Level 4 (CL4) Zoning District. He went over the background of the property and the zoning and uses of the adjacent properties. Mr. Jones explained how proposed rezoning fits into the 685 Commercial Park Overlay and the Aspire Pflugerville2040 Comprehensive Plan. He stated that Staff recommends the approval of the rezoning request from a GB2 to CL4 and retain the 685 Commercial Park Overlay.

Mr. Hudson asked if there is any concern in putting CL4 within that area now, since there was no CL4 at the time the overlay was put into place. Mr. Jones said he had compared the 2 areas. He said in CL4 you cannot have warehouses and mini storages; however, they can have minor wineries and breweries. Mr. Hudson asked what the motivation was behind changing the zoning if it is fully developed. Mr. Jones answered that there is a new tenant with a barber shop, which is not allowed in a GB2 zoning district. Mr. Jones and Mr. Frazzell answered the Commissioners' additional questions about the area and the current zoning.

Chair Coffman ask if any members of the public wanting to speak at the Public Hearing. Hearing none, Chair Coffman requested a motion to close the Public Hearing. Mr. Hudson moved to close. Mr. Hickman seconded the motion. All present voted in favor. The motion to close the Public Hearing was passed.

Mr. Hudson asked if allowing residential development in this area would be the right use for this land. Mr. Frazzell clarified that the Unified Development Code changes were approved and although residential is allowed they would require a Specific Use Permit. He said that only urban multi-family is allowed by right and they would have to meet all the other conditions.

Mr. Hudson moved to approve. Mr. Hickman seconded the motion. All present voted in favor. The motion to approve 5A passed.

5B

To receive public comment and consider an application to rezone an approximately 150.18 acre tract of land situated in the William Caldwell Survey, Abstract No. 162, Survey No. 66, locally addressed 16544 Cameron Road from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Neighborhood Services (NS), and Parks, Facilities and Open Space (PF), to be known as the 16544 Cameron Road Rezoning (REZ2024-00030).

Mr. Jones presented the rezoning request for the property known as the 16544 Cameron Road from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), Single-Family Mixed-Use (SF-MU), Neighborhood Services (NS), and Parks, Facilities and Open Space (PF). Mr. Jones went over the adjacent uses and how it fits into the Aspire Pflugerville 2040 Comprehensive Plan. Commissioners asked for clarification on the types of businesses that are permitted in this area. Mr. Jones explained that restaurants and corner stores without gas stations are permitted.

Chair Coffman ask if any members of the public wanting to speak at the Public Hearing. Hearing none, Chair Coffman requested a motion to close the Public Hearing. Mr. Hudson moved to close. Mr. Hickman seconded the motion. All present voted in favor. The motion to close the Public Hearing was passed.

Mr. Hudson was concerned that the 40-acres of the proposed SF-MU didn't meet the intent of that area. Mr. Frazzell clarified that the SF-MU allows for 20-acres for a single use and 40-acres for multiple uses. Mr. Hudson mentioned that by splitting the 2 parcels they would not have to meet the 40-acre requirements.

Mr. Hickman moved to approve. No one seconded the motion. Mr. Hudson moved to postpone consideration on this item until the next meeting. Mr. Hickman seconded the motion. All present voted in favor. The motion to postpone consideration on 5B until the next meeting passed.

6 Discuss Only

6A

Discuss the draft Downtown East Planned Unit Development.

Mr. Frazzell presented the draft of the Downtown East Planned Unit Development (PUD). He explained that the City is in the Entitlement Stage. Jim Adams with McCann Adams Studio provided visuals of the Downtown East Zoning Plan. Mr. Adams also went over visuals that included the proposed Main Street connection from Railroad to FM 685. He further explained that parking options must meet the specific standards of the PUD. He mentioned that the goal is to retain the existing trees along the north side of the property line. Mr. Adams also went over the ways traffic through Main Street will be managed.

7 Adjourn

Meeting adjourned at 9:17 pm.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____