



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, August 5, 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 Nicholas Hudson, Bradley Hickman, Amanda Maedgen, Allison Thompson, Sally Decelis, and Charles Zech, City Attorney, were in attendance. Commissioner Andrew Crain was not present.

City Staff in attendance: Jeremy Frazzell, Director of Planning & Development Services, Robyn Miga, Assistant Director of Planning and Development Services, Erin Sellers, Innovation Strategist, Samantha Fleischman, Planner I, 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. Mr. Hickman requested item 3A be moved to the regular agenda. Chair Coffman read through items 3B, 3C, 3D, 3E and 3F. Ms. Thompson moved to approve the consent agenda. Ms. Maedgen seconded the motion. All present voted in favor. The motion to approve the consent agenda, without item 3A passed.

Item 3A was moved to the regular agenda. Items 3B-3F were approved on the consent agenda.

3B Approving a Preliminary Plan for Deck and Wilke Tract; an 85.497-acre tract of land situated in the Peter Conrad Survey, Section No. 17, Abstract No. 200, and situated in the John Maxey Survey, No. 1, Abstract No. 2381; in Pflugerville, Texas. (PP2023-000036)

Approved on the Consent Agenda.

3C Approving a Preliminary Plan for Murchison Tract; a 103.04 acre tract of land situated in the William Caldwell Survey No. 66, Abstract 162, in Travis County, Texas; (PP2023-000027)

Approved on the Consent Agenda.

- 3D** Approving a Preliminary Plan for Timmerman West; a 75.508-acre tract of land out of the Peter Conrad Survey, Section No. 17, Abstract No. 200, and being situated in the John Maxey Survey, Section No. 1, Abstract No. 2381; in Pflugerville, Texas. (PP2023-000042)

Approved on the Consent Agenda.

- 3E** Approving a Preliminary Plan for Timmerman East; a 123.619-acre tract of land out of the Peter Conrad Survey, Section No. 17, Abstract No. 200; in Pflugerville, Texas. (PP2023-000044)

Approved on the Consent Agenda.

- 3F** Approve the Planning & Zoning Commission Minutes for March 4, 2024 regular meeting.

Approved on the Consent Agenda.

4 Public Hearing

- 4A** To receive public comment and consider an application to rezone an approximate 10.53-acre tract of land locally addressed 1917 and 1931 Rowe Loop, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R), generally located north of Rowe Lane, east of SH 130 Toll, south of Steeds Crossing, and west of Huckabee Bend, situated in the Jacob Casner Survey, Abstract No. 2753, Travis County, City of Pflugerville, Texas to be known as the 1917 and 1931 Rowe Loop Rezoning (REZ2024-000156).

Ms. Gummelt presented the rezoning of an approximately 10.53-acre tract from Agriculture/Development Reserve to Single-Family Residential. She reviewed the requirements for Single-Family Residential Zoning Districts. Ms. Gummelt gave an overview of the areas surrounding the area being considered for rezoning. She also reviewed the Comprehensive Plan requirements and explained that it calls out these two parcels as Suburban Residential. Ms. Gummelt stated that City Staff recommends approval of the proposed zoning for the following reasons: It is consistent with the transition that is happening in the area, it is consistent with the Comprehensive Plan, it establishes additional housing opportunities in this location, and Rowe Loop is part of the 2020 Transportation Bond.

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

Sam Sheikh asked what type of mix use does the City of Pflugerville permit in this area. Ms. Gummelt explained that most of the commercial uses are going to be conditional within that zoning district. They are going to depend on access to arterial or collector level roads. However, they would be lower intensity commercial uses that would serve a neighborhood, such as a gas stations or small coffee shops.

Beverly Darilek stated her property is next to Single Family- Residential (SF-R) zoning and across from the property being rezoned. She said she has looked at the Preliminary Plan for that area and thinks it is better than what she was expecting. She added that anything above SF-R is not within the dynamic of that area.

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

Mr. Hickman asked what exactly is the plan for Rowe Loop, is it just to repave it? Ms. Gummelt answered that it is going to be reconstructed, but won't be receiving sidewalks, however new subdivisions are required to account for those sidewalks. She also explained the Planning and Permit Process per Ms. Maedgen's request.

Ms. Maedgen moved to approve. Ms. Thompson seconded the motion. All present, except Mr. Hickman voted in favor. Mr. Hickman voted against. The motion to approve 4A passed.

4B

To receive public comment and consider an application for a Specific Use Permit for the uses of Industrial Uses (Light) and Office/Warehouse within the Urban (Level 4:CL-4) zoning district for an approximately 43.24-acre property generally located north of Cameron Road, east of the Northeast Metro Park, south of the Pecan Street, and west of State Highway 130, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, to be known as the Scannell Specific Use Permit (SUP2024-00157).

Ms. Gummelt presented on the Cameron Road Industrial Specific Use Permit (SUP). She identified the parcel as located South of the current SH130 Commerce Park and summarized that the property was annexed in 2007, rezoned to Urban Level 4, Corridor Level 4 (CL4) zoning in October of 2007. Ms. Gummelt said the applicant is asking for reconsideration of the SUP, which was previously approved by the Planning and Zoning Commission in February 2024. It was then denied by City Council. The Council had a concern about building materials on site and requested that City Staff work with the applicant on an agreement to address these concerns. Ms. Gummelt mentioned that although, State law no longer allows City Staff to regulate building materials through our code, the City Staff and the applicant are working on an agreement to address those concerns. Ms. Gummelt went over the criteria for approval of a SUP. She stated that City Staff found that the applicant has met the criteria, as well as the additional criteria found in Subchapter 4 for CL zoning. Ms. Gummelt concluded by stating that Staff recommends approval with conditions which include: the screening of those service courts and no outdoor storage.

Felipe Castillo, property owner, introduced Ethan Harwell from Kimley-Horn. Mr. Harwell began his presentation by pointing out that the site has not changed except for 2 minor changes. He said the biggest change has been the refinement of the architecture. Mr. Harwell went over the layout of the buildings and the changes.

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 Public Hearing was closed.

Ms. Maedgen moved to approve with the staff conditions. Mr. Hudson seconded the motion. All present voted in favor. The motion to approve 4B passed.

Discuss and Consider

- 3A** Approving a Preliminary Plan for Aikya Meadows; a 13.05-acre tract in Abstract No.2753, Jacob Casner Survey; in Pflugerville, Texas. (PP20203-000200)

Item 3A was moved to the regular agenda.

Chair Coffman requested item 3A from the Consent Agenda be discussed. Mr. Hickman clarified he had no additional questions. Chair Coffman added that there is a connector into the neighborhood to the East, therefore not all the traffic should be going on to Rowe Loop.

Mr. Hickman moved to approve. Ms. Maedgen seconded the motion. All present voted in favor. The motion to approve 3A passed.

Public Hearing

- 4C** Conduct a public hearing and consider recommending approval of an ordinance with the caption reading: An ordinance amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 153 Planning, by adopting the Downtown Streetscape Master Plan; providing for severability; and providing an effective date.

Ms. Sellers introduced the Downtown Streetscape Master Plan. Ms. Sellers stated it is a priority project within the Downtown Action Plan and represents a significant step to enhancing the City's core. Aaron Cooper, Halff Associates, presented the Downtown Streetscape Master Plan. He shared Halff's goal of creating a cohesive environment for pedestrians such as less vehicles and more sidewalks. Mr. Cooper mentioned that Halff has looked at previous studies and recommendations, as well as engaged with the community in person and through online surveys, and therefore feel confident that they have met the desires of the community for this plan. Mr. Cooper highlighted the Streetscape Elements recommendations which include pavement, lighting, plantings and even innovation features such as Wi-Fi, and speakers. He stated this plan does not address the Main Street East Extension, but it does propose to tie in to recommended improvements. Mr. Cooper reviewed all the areas in detail with images of the proposed recommendations for streets, parking, sidewalks, and alleys. He pointed out right-of-way constraints, and said the recommendations are consistent with utility studies.

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

Ms. Thompson asked how pedestrians would safely cross Railroad at Main Street. Mr. Cooper responded that there would need to be traffic control improvements at that intersection such as stop signs or control lights.

Mr. Coffman asked about the reduction of commercial driveways, safety crossing areas, underground utilities, and cost. Mr. Cooper responded that the plan views and illustrations address the reduction of commercial driveways and that costs do not include additional right-of-way acquisition costs.

Mr. Hudson inquired regarding purchasing right-of-way buildings to obtain the 80-foot right-of-way as proposed in the Master Plan and asked if any buildings are historically protected? Mr. Cooper responded by saying he was not aware of any.

Mr. Hudson, followed up by asking if the number of lanes could be reduced to obtain the desired width? Mr. Cooper responded that Texas Department of Transportation (TxDOT) won't allow they take away lanes but will allow the width of vehicular lanes to be reduced.

Mr. Hudson asked if businesses would be losing some of their parking or some driveway access and how will that be handled? Mr. Cooper said the right-of-way acquisition process will be required.

Ms. Maedgen said the plan was laid out well and easy to understand. She recommended inserting 4 pages to include the Purpose, the Background, the Benefits, what this is and what it is not, before the introduction page to make it easier to read.

Chair Coffman asked if there was any Economic Analysis applied to this planning? Mr. Cooper answered that as far as impacts, no Economic Analysis has been done.

Chair Coffman mentioned there have been concerns and complaints from citizens about parking, particularly if there are any estimates on the number of parking spots this area will be providing.

Ms. Maedgen suggested paid street parking and grants.

Ms. Decelis mentioned the garage parking included in the Downtown East Project, and suggested waiting on paid parking until there are more businesses in the area. She also recommended starting the improvement on the bridge first, since the proposed changes look so nice.

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

5 Discuss and Consider

- 5A** Discuss and consider action to approve the commissioning of an art bench titled, "Collective Radiance," to be located at the Justice Center or any city facility.

Ms. Sellers introduced the proposed art bench, which will be placed outside

the Justice Center in order to make it more welcoming. She reviewed the 2 concepts, titled Collective Radiance. She described Concept (A) as representing the interconnectedness of our community, the sharing of ideas, cultures, and traditions that bring us together. Ms. Sellers described concept (B) as representing the myriads of individual perspectives and cultures that enrich our community. Ms. Sellers explained that the bench will include neon lighting. She went over the specifications, construction materials, and dimensions. Ms. Sellers asked the Commissioners to discuss and consider the two concepts and decide between concept A and B.

Ms. Thompson, expressed that she liked the words of concept A, but liked the visual of concept B.

Ms. Decelis asked if the words would be on a plaque. Ms. Sellers responded that there will likely be a plaque with the name of the concept, but not the full description. Mr. Coffman suggested a similar signage as the Brookhollow Trail tunnel with the QR code.

Mr. Hudson brought up the fact that there is not much usage of this building at night and asked if neon lighting was necessary. Ms. Sellers responded that it goes with others in the collection, it is also mobile so can be moved to another location. She explained that the building is used for meetings at night and therefore more inviting to people that attend the meetings. Ms. Sellers mentioned it does have access to electrical.

Ms. Maedgen moved to approve Concept B. Thompson seconded the motion. All present voted in favor. The motion to approve 5A, Concept B passed.

5B

Discuss and consider recommending approval of the 2024-2028 Community Development Block Grant (CDBG) program Consolidated Plan and Annual Action Plan for Program Year 2024.

Mr. Frazzell presented the Community Development Block Grant (CDBG) Program's Consolidated Plan and Action Plan for Program Year 2024. He explained that a Consolidated Plan and Action Plan is the City's Master Plan to participate in the CDBG Program. Mr. Frazzell mentioned that a Consolidated Plan is completed every five years, and an Action Plan is completed annually. He went over the general process which includes six phases: determining needs, setting priorities, determining resources, setting goals, administering the programs, and evaluating performance.

Mr. Frazzell reviewed the results from the survey that was conducted from March to May 2024. He stated that the Needs Assessment Phase data demonstrated that Infrastructure, access to Public Services, Fair Housing, and Planning and Administration were the higher priority items and therefore were included in the City's Goals.

Mr. Frazzell went over funding allocation. He stated that the City of Pflugerville received \$300,748.00 for FY2024. Mr. Frazzell went over the proposed funding amounts for each of the four priority items. He reviewed the process and remaining steps necessary to meet the HUD deadline of August 15, 2024. Mr. Frazzell stated that City Staff recommends approval of the plan and Annual Action Plan for Program Year 2024.

Chair Coffman asked if the City anticipates being able to use all the money being set aside for scholarships since it has been difficult in previous years. Mr. Frazzell mentioned that there has been an increase into the usage of these youth scholarships and by reducing the funding amount to a more realistic proposed funding the City anticipates the funds will be spent.

Chair Coffman questioned whether Parkway Drive would be completed this year or if it is going to be a continuing project. Mr. Frazzell responded that 2023 funding was used for design and 2024 funding is going towards construction.

Ms. Decelis asked if more transportation for seniors was going to be made available. Mr. Frazzell responded that is it not in this year for 2024, however will be looking if there is an opportunity for next year's funding.

Ms. Maedgen and Chair Coffman followed up with questions about youth scholarship impacts and hurdles. Mr. Frazzell responded that if there is money not spent on youth scholarships, funding can be reassigned but would need amendments to get approved.

Ms. Thompson moved to approve. Ms. Maedgen seconded the motion. All present voted in favor. The motion to approve 5B passed.

Adjourn

Meeting adjourned at 8:39 pm.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____