



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, December 2, 2024

7:00 PM

1611 Pfennig Lane

1 Call to Order

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

City Staff in attendance: Emily Barron, Assistant City Manager, Jeremy Frazzell, Principal Planner, Katie Kam, Assistant Director of Traffic and Transportation, Kristin Gummelt, Planner II, Michael Patroski, Senior Planner, Clevan Rodriguez, Planner I, and Rosie Rodriguez, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 Consent Agenda

Vice Chair Hudson ask if there were any items on the Consent Agenda that the Commission would like to remove. Vice Chair Hudson read through items 3A, 3B, and 3C. Ms. Thompson moved to approve the consent agenda. Mr. Crain seconded the motion. All present voted in favor. The motion to approve the consent agenda passed.

Items 3A, 3B, and 3C were approved on the consent agenda.

3A Approving a Preliminary Plan for Pecan Crossing Preliminary Plan; 104.43-acre of land, more or less, in the William Caldwell Survey, No. 66, Abstract No. 162; in Pflugerville, Texas. (PP2024-000168)

Item 3A was approved on the consent agenda.

3B Approving a Preliminary Plan for Village at Wells Branch Revision 1; a 6.31-acre tract of land out of the Alexander Walters Survey, Section 67, Abstract No. 791; in Pflugerville, Texas. (PP2024-000341)

Item 3B was approved on the consent agenda.

3C Approve the Planning & Zoning Commission Minutes for August 5, 2024 regular meeting.

Item 3C was approved on the consent agenda.

4 Discuss Only

- 4A** Receive an update on the status of the Pflugerville Pforward Mobility Master Plan, discuss, and provide feedback from the Planning and Zoning Commission.

Mr. Frazzell presented the Mobility Master Plan (MMP). He stated that the MMP is a combination of the Transportation Masterplan and the Trails Masterplan. He said the intent of combining these two plans is to know how citizens move through town in order for the City to plan accordingly for future growth. Mr. Frazzell introduced Kelly Rees from Kimley-Horn, the City's consultant. Ms. Rees gave an overview of the MMP. She said an advisory committee, made up of Pflugerville residents, helped come up with this plan. Ms. Rees went over the MMP's Vision and Goals. She discussed roadway classifications and showed visuals of the types of roads in the MMP Roadway Plan. Ms. Rees pointed out some of the changes, such as having a fuller grid on the east side of the City and adding 199 new travel lane miles. She went over other changes such as route options which include creating alternate routes out of subdivisions. Ms. Rees then went over the existing and proposed trails in the MMP Trails Plan. She pointed out some of the changes, such as wider bike and low speed vehicle (LSV) lanes. She mentioned that they will meet with the Texas Department of Transportation (TxDOT) and Travis County, to discuss roads that have shared jurisdiction. In January, they plan to attend the City Council Workshop and the Advisory Committee meeting. The goal is to present the final plan to the P&Z Commission in early February and to present to City Council in late February.

Ms. Thompson asked Ms. Rees, if when she met with TxDOT she could bring up having consistently marked right shoulder turns. Mr. Crain brought up the challenges involved with walking or using LSVs, such as golf carts, on the existing trails. Ms. Maedgen praised the presenters and all that was involved in putting this plan together. She asked if this is a good opportunity to suggest to City Council to ask voters if they want to reconsider the withdrawal from Capital Metro. Mr. Crain inquired about trains and trolleys. Mr. Frazzell said LSVs could include those modes of transportation. He said they welcome any suggestions to create additional opportunities for getting around town. Ms. Barron mentioned that public transportation is included in the Transit Development Plan which is reviewed every 3 years. Mr. Crain suggested connections to places such as the high schools, Pflugerville Lake, and Stone Hill. He asked how involved they were in creating these places. Mr. Frazzell responded that in the Comprehensive plan they identified where those mixed-use centers would go and how they want to see the area develop and grow. Therefore, the Comprehensive Plan was their guide to develop the MMP. Ms. Rees added that as they were developing the trails plan, they did identify places such as schools, parks, grocery stores, and elderly living areas and made an effort to make sure they were connected to the system. The commissioners further discussed issues such as vehicles cutting through neighborhoods because they only have one major collector roadway in and out of a subdivision. They mentioned that the City may need to offer incentives in order for new developers to follow these plan requirements.

Mr. Frazzell thanked the commissioners for their feedback and welcomed additional comments. Ms. Decelis inquired about the survey for feedback on the MMP. Ms. Rees said it officially closed November 15, 2024, but it can still be accessed.

5 Discuss and Consider

5A Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2023.

Ms. Gummelt presented over the Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year (PY) 2023. She went over the PY 2023 accomplishments which consisted of the following: starting on the Parkway Drive design, selecting a contractor for the Streetlight Project, providing 48 youth scholarships, providing funding for 6 residents through Workforce Solutions that included training and transportation, and lastly, expending more than \$130,000.00 to support low to moderate income residents. Ms. Gummelt stated City Staff is looking for a recommendation to City Council for approval. Ms. Gummelt concluded her presentation by providing the next steps for the PY 2023 CAPER. She said if the CAPER gets approved at City Council next week, it will be submitted to Housing and Urban Development for review. Ms. Gummelt stated that starting in January and February, City Staff will start planning for projects for PY 2025 and for the completion of the projects for PY 2024.

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

6 Adjourn

Meeting adjourned at 8:00 pm.

Respectfully submitted,

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this _____ day of _____, _____