



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, August 4, 2025

7:00 PM

1611 Pfennig Lane

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#### Regular Meeting

#### 1 Call to Order

#### 2 Citizens Communication

The Planning and Zoning Commission welcomes comment on items relevant to the Planning and Zoning not already scheduled on tonight's agenda. In accordance with the Texas Attorney Generals' opinion, any public comment that is made on an item that is not on the published agenda will only be heard by the Commission. No formal action, discussion, deliberation, or comment will be made by the Commission. Each person providing public comment will be limited to three (3) minutes and will be asked to state his or her name and address for the public record.

#### 3 Presentation

- 3A [2025-0554](#) Presentation regarding floodplain management in the development process.

#### 4 Consent Agenda

All matters listed under the Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda, it will be moved to the Regular Agenda for further consideration.

- 4A [2025-0581](#) Approve the Planning & Zoning Commission Minutes for April 7, 2025 regular meeting.

Attachments: [P&Z Minutes final 4.7.25](#)

**4B** [2025-0582](#)

Approve the Planning & Zoning Commission Minutes for May 5, 2025 regular meeting.

**Attachments:** [P&Z Minutes final 5.5.25](#)

**4C** [2025-0583](#)

Approve the Planning & Zoning Commission Minutes for June 2, 2025 regular meeting.

**Attachments:** [P&Z Minutes final 6.2.25](#)

**4D** [2025-0584](#)

Approving a Final Plat for Deck Wilke South, an approximate 31.29-acre tract of land situated in the Peter Conrad Survey No. 71 Abstract No. 200, and the John Van Winkle Survey Section No. 1 Abstract No. 2381 in Pflugerville, Texas, generally located at the northeast corner of N. Heatherwilde Blvd and the SH 45 Service Road to be known as Deck Wilke South Final Plat (FP2025-000003).

**Attachments:** [Staff Report](#)

[Deck Wilke South Final Plat](#)

**4E** [2025-0562](#)

Approving a Final Plat for Lisso Tract Phase 6A, approximately .457-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 6A Final Plat (FP2024-000423)

**Attachments:** [Staff Report](#)

[Location Map](#)

[Final Plat](#)

**4F** [2025-0561](#)

Approving a Preliminary Plan for the Northpointe East Tract; a 38.13 tract of land, situated in the John Davis Survey, Section 13, Abstract No. 231; in Pflugerville, Texas (PP2024-000313).

**Attachments:** [Staff Report](#)

[Location Map](#)

[Preliminary Plan](#)

- 4G**   [2025-0560](#)   Approving a Final Plat for the Northpointe East Tract; a 38.13 tract of land, situated in the John Davis Survey, Section 13, Abstract No. 231; in Pflugerville, Texas (FP2024-000312)

**Attachments:**   [Staff Report](#)

[Location Map](#)

[Final Plat](#)

## **5        Public Hearing**

The Commission welcomes comment on the following items. Each person providing public comment will be limited to three (3) minutes and will be asked to state his or her name and address for the public record.

- 5A**   [2025-0606](#)   To receive public comment and consider an application for a Specific Use Permit for a proposed use of Commercial Recreation and Entertainment Outdoor within the Urban Center (Level 5: CL5) zoning district for a property locally addressed as 1501 Town Center Drive, to be known as the Stone Hill Town Center Tract 7 Specific Use Permit (SUP2025-00092).

**Attachments:**   [Staff Report](#)

[Zoning Map](#)

[Notification Map](#)

[Applicants Proposal](#)

## **6        Discuss and Consider**

Items on the Consent Agenda may be pulled and moved to the regular agenda if the Committee requires discussion on an item(s).

- 6A**   [ORD-0844](#)   Discuss and consider approving the updated Water and Wastewater Master Plans.

**Attachments:**   [Pflugerville Wastewater Master Plan](#)

[Pflugerville Water Master Plan](#)

- 6B**   [2025-0609](#)   Discuss and consider an application for a subdivision waiver from Unified Development Code(UDC) 15.16.3 C, Subdivision Design Standards, to relieve the requirement for all streets that are stubbed out into the subject subdivision boundary to be extended into the subdivision, generally located at the Ridge at Blackhawk Phase 2 Subdivision; known as the Ridge at Blackhawk Ph 2 Variance waiver (FP2025-000283).

**Attachments:**   [The Ridge at Blackhawk Ph2 Preliminary Plan - Gate Dancer Variance Request](#)  
[The Ridge at Blackhawk Ph2 Preliminary Plan - Gate Dancer Variance Exhibit](#)  
[Rowe Lane Estates HOA Support Letter](#)  
[The Ridge at Blackhawk Ph 2 PP2024-000105](#)  
[Ridge at Blackhawk Ph 2 Subdivision Variance](#)

**7      Adjourn**

**Jonathan Coffman, Chair, Planning and Zoning Commission**

**The Planning and Zoning Commission may retire to executive session any time between the meeting opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code. Action, if any, will be taken in open session.**

**Jonathan Coffman, Chair**

**This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on or before July 29, 2025 at 5:00 p.m. pursuant to Section 551.041, Government Code.**

**Trista Evans, City Secretary**

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