



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, April 4, 2022

7:00 PM

100 E. Main St., Suite 500

Regular Meeting

1 Call to Order

Staff present: Emily Barron, Planning & Development Services Director; Jeremy Frazzell, Planning & Development Services Assistant Director; Robyn Miga, Planning Manager; Kristin Gummelt, Planner I; Alicia Sweeny, Planner I; Tracy McMullen, Administrative Technician

Chair Romig called the meeting to order at 7:02 pm

Present 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

Absent 1 - Commissioner Deborah Johnson

2 Citizens Communication

There was none.

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 five (5) minutes and will be asked to state his or her name and address for the public record.

There was none.

3 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.

3a [2021-1170](#) Approving a Final Plat for RNDC Timmerman Subdivision, an 34.867

acre tract of land out of the T.S. Barnes Survey , Abstract No. 67 in Pflugerville, TX. (FP2107-03)

Attachments: [RNDC Timmerman Subdivision Staff Report](#)
 [RNDC Timmerman Subdivision Final Plat](#)

3b [2022-0362](#) Approving a Preliminary Plan for Black Locust Townhomes Preliminary Plan; a 12.5889-acre tract of land out of the Elnathan Bebee Survey, Abstract No. 53, generally located west of North Heatherwilde Blvd., south of East Black Locust Drive, east of Grand Ave Parkway, and north of Pfennig Lane, in Travis County, Texas, locally addressed 901 Black Locust Drive, to be known as the Black Locust Townhome Preliminary Plan (PP2111-01).

Attachments: [Black Locust Townhomes Staff Report](#)
 [Black Locust Townhomes Preliminary Plan](#)
 [Black Locust Townhomes Location Map](#)

3c [2022-0361](#) Approve the Planning and Zoning Commission Minutes for March 7, 2022 Worksession meeting.

Attachments: [March 7 Work Session Minutes](#)

3d [2022-0343](#) Approve the Planning and Zoning Commission Minutes for March 7, 2022 regular meeting.

Attachments: [March 7 Regular Session Minutes](#)

Chair Romig Read the Consent Agenda.
 Vice Chair Mitchell motioned to approve the Consent Agenda. Commissioner Maedgen seconded the motion.
 All in favor. Motion carries.

4 Presentation

4a [2022-0364](#) Presentation regarding infrastructure and development.

Gordon Haws, Senior Engineer, gave a presentation to the Commission regarding infrastructure and development after briefly recapping last months training topics, Zoning and Platting.

The public improvement process starts with a review of the plans and then acceptance of the plans once it has been fully inspected. Prior to permitting, City Staff makes sure the developers comply with the city standards. staff send comments in an iterative process until the plans can be cleared and approved. The number of reviews depends upon how quick the applicant is in getting all comments cleared. a 2 year warranty bond is required to address failures, should they happen. If the City agrees the plans are complete then we can accept the infrastructure.

5 Public Hearing

The Commission welcomes comment on the following items. Each person providing public comment will be limited to five (5) minutes and will be asked to state his or her name and address for the public record.

- 5a [ORD-0648](#) 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 Public Facilities and Open Space Zoning District for an approximately 19.81 acres of land situated in the Edward Flint Survey No. 11, Abstract No. 277, Travis County, Texas, generally located south of Kelly Lane, east of Falcon Pointe Blvd., east of Hidden Lake Drive, to be known as Camp Double Creek SUP (2022-2-SUP).

- Attachments:**
- [Camp Doublecreek SUP Concept Plan](#)
 - [Camp Doublecreek SUP Zoning Map](#)
 - [Camp Doublecreek SUP Map](#)
 - [Approval Conditions](#)
 - [Camp Doublecreek SUP Staff Report](#)
 - [ORDINANCE - 2022-2-SUP Camp Double Creek](#)

Alicia Sweeny, Planner I, presented the Specific Use Permit application for Camp Doublecreek.

Annexed in 2004. The location was rezoned in January to Public Space from Agricultural.

There are some letters on the dias from some adjacent property owners in support of this request.

The horse area would not count towards the activity area.

No one signed up to speak on this item.

Commissioner Maedgen motioned to close public hearing. Commissioner Hickman seconded the motion. All in favor. Motion passes.

Commissioner Crain motioned to approve the item. Commissioner Maedgen seconded the motion. All in favor. Motion passes

Aye: 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

- 5b [ORD-0650](#) To receive public comment and consider an application to amend the NorthPointe Planned Unit Development (PUD) as approved by Ordinance No. 1203-15-02-24 to create a subcategory within the NorthPointe Eastern Campus District (EC-SH) that allows senior housing and assisted living uses with modified parking requirements for an approximately 120 acres out of the John Davis Survey No. 13, Abstract

No. 231, Travis County, Texas, generally located east and west of State Highway 130 Toll, north of E. Pflugerville Parkway, and south of Kelly Lane to continue to be known as the NorthPointe Planned Unit Development (PUD) district (2022-1-PUD).

Attachments: [Staff Report](#)
 [Location Map](#)
 [Zoning Map](#)
 [2022-1-PUD-Redlined Copy](#)
 [Proposed Ordinance](#)
 [Exhibit B to the Ordinance](#)

Robyn Miga, Planning Manager, presented an Amendment for the Northpointe PUD.

Clarification provided that assisted living and memory care do not count towards the dwelling unit cap that is included in the PUD, nit it also does not count toward the commercial requirement component of the PUD, which requires 3 commercial uses for every 500 residents. Parking ratios for added uses were added and the proposed amendment does not amend the design criteria as it was originally adopted.

The amendment is in harmony with the original intent of the PUD and is recommending approval and the PUD amendment.

Vice Chair Mitchell asked how this developments standards compares to what is already here. Robyn Miga advised there is no apples to apples comparison in Pflugerville as this is a different style development.

Commissioner Crain asked if the Independent Living units will offset what would normally be residential units? Robyn Miga advised yes, the Independent Living units will count towards the dwelling unit counts, but Memory Care will not.

Chair Romig voiced concern over the changing the nature of the initial development. There was discussion and clarification on this point.

No one was signed up to speak on the item.

Vice Chair Mitchell motioned to close public hearing. Commissioner Maedgen seconded. All in favor. Motion passes.

Commissioner Maedgen motioned to recommend approval of the item. Vice Chair Mitchell seconded. All in favor. Motion passes.

Aye: 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

5c [ORD-0647](#)

Conduct a public hearing and consider a recommendation approving an ordinance with the caption reading: An ordinance amending the City of Pflugerville Code of Ordinances, Title XV Land Usage, Chapter 153

Planning, by repealing and replacing the 2030 Comprehensive Plan adopted by Ordinance No. 1050-10-09-28 with the Aspire Pflugerville 2040 Comprehensive Plan and repealing and replacing Title XV Land Usage, Chapter 153; providing for severability; and providing an effective date.

Attachments: [Ordinance](#)
[Exhibit A - Coversheet & Acknowledgments](#)
[Exhibit A - Ch. 1 Community Snapshot & Context](#)
[Exhibit A - Ch. 2 Vision Guiding Principles & Goals](#)
[Exhibit A - Ch. 3 Land Use Growth & Development](#)
[Exhibit A - Ch. 4 Economic Development & Fiscal Resilience](#)
[Exhibit A - Ch. 5 Transportation & Mobility](#)
[Exhibit A - Ch. 6 Infrastructure](#)
[Exhibit A - Ch. 7 Community Facilities & Public Services](#)
[Exhibit A - Ch. 8 Healthy Communities & Neighborhood Vitality](#)
[Exhibit A - Ch. 9 Implementation](#)

Emily Barron, Planning and Development Services Director, gave a presentation of the 2040 Comprehensive Plan.

The Plan was discussed and the it was noted that there was more engagement with the community virtually, as it was easier for the community to plan to view the information on their own schedule.

Beverly Darlick, 1948 Rowe Loop. The comprehensive plan currently in place has Rowe loop set for development. When it came to land use and housing, there are no large lots. They are all smaller lots. That is appealing to people who are first starting out. But when they want to expand they have to go to other adjacent cities to get that. I have read all the surveys. I saw that Aspire addresses that issue in that the low density area and larger lots. Page 64 shows land that can still be developed. It is developed already. I want some clarification on why cant Rowe Loop cannot be declared Rural residential Agriculture just like the Comprehensive Plan says. That is my comment.

Just for clarification, the reason you saw that in the white space, most of the neighborhood is agricultural zone and that is considered undeveloped. That is not a true agriculture but that is why it is painted white on the map. You and your neighbors who are interested in the Estate Zoning are welcome to pursue rezoning your own individual properties as Estate.

No one else signed up to speak on the item.

Vice Chair Mitchell moved to close public hearing on this item. Commissioner Crain seconded the motion. All in favor. Motion Passes.

Commissioner Crain moved to approve the Aspire 2040 Comprehensive Plan as recommended. Commissioner Maedgen seconded the motion. All in favor. Motion passes.

Aye: 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

6 Discuss and Consider

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

6a [2022-0349](#) Discuss the 5-year Capital Improvement Plan for FY 2023-2027 related to facilities, water, wastewater, transportation, traffic signals and traffic operations, drainage, reclaimed water, and parks.

Attachments: [CIP FY23-FY27 3 31 22 FINAL](#)

Jeff Dunsworth, Assistant City Engineer, presented the item.

P and Z is required to approve a 5 year CIP and present it to Council 120 days before the fiscal year starts.

Commissioner Hickman motioned to recommend City Council approve the CIP for FY2023-2027. Vice Chair Mitchell Seconded the motion. All in favor. Motion Passes.

Aye: 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

6b [2022-0331](#) Discuss and consider a Subdivision Waiver from Subchapter 15.16.3 (C), to not extend a stubbed public street, for an approximately 25.358 acre tract of land out of the William Barker Survey, Abstract No. 109, generally located east of A.W. Grimes, north and west of Schultz Lane, and south of Faber Drive, more specifically located at 18100 Schultz Lane, to be known as the Springbrook South Commerce Center Waiver (2022-1-VAR)

Attachments: [Applicant Waiver Request](#)
 [Staff Report](#)

Kristin Gunnelt, Planner I, presented the item.

The property was annexed in 2003 and subsequently rezoned to Light Industrial in 2004. In 2004 Ingrids Iris Dr was stubbed to an un-platted lot to the south. in Novembe 2021 The applicant is requesting to not extend the road to their property. Not extending this road would ensure the truck traffic would be kept to a major collector, which is Schultz Lane. The fire department and Development Engineering have reviewed the request and have found it to be an acceptable waiver request and staff recommends the approval with the condition that the existing stub be transitioned to a permanent stub.

Cheryl Tripp, 1441 Faber Dr, spoke on the item.

We are concerned about the condition of Schultz Lane because of the truck traffic. There are no sound or light barriers from the industrial area. I am concerned about the value of my home being degraded because of the Industrial growth. There is concern of the traffic in the morning, afternoon and evening. We do not want our quality of life to diminish because there is another warehouse being built that could possibly remain empty.

Chair Romig advised this is not a zoning case tonight, so it would not address your issues, but in the event of development, they would have to come and get their site plan from city staff and they may have to come before another public hearing. I am sure they would get with the residents to discuss sound breaks and the like. And maybe getting a connection to AW Grimes.

Commissioner Hudson asked if there was anyone else who would be supportive of having a turning circle at the end of the stub just to make it more permanent and accessible. Emily stated that is a conversation that is being had with the Fire Department. As it stands today it does meet the requirement for the fire department to safely exit that area without an additional turnaround. Staff's recommendation was to complete that stub whether it is bollards or raised curb or other.

The Applicant, Clayton Strohl, 8701 North Mopac Expressway, Austin, Texas 78759 spoke on the item. We follow the recommendation of the fire Department and it meets the current fire code. It does act as a hammer head turn around.

Commissioner Maedgen motioned to approve the waiver as recommended by staff. Commissioner Crain seconded the motion. All in favor. Motion passes.

Aye: 6 - Commissioner Brad Hickman, Commissioner Andrew Crain, Commissioner Robert Romig, Commissioner Nicholas Hudson, Commissioner Oscar R. Mitchell and Commissioner Amanda Maedgen

7 Adjourn
Robert Romig, 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.

Robert Romig, 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 April 1, 2022 at 5:00 p.m. pursuant to Section 551.041, Government Code.

Trista Evans, City Secretary

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact the Planning and Development Services Department at planning@pflugervilletx.gov or 512-990-6300 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.

By Other Elected or Appointed Officials:

It is anticipated that members of the City Council and/or other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the City Council and/or other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the City Council and/or other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the City Council and/or boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for the City Council or board, commission or committee subject to the Texas Open Meetings Act.