



# City of Pflugerville

## Meeting Agenda - Final

### Planning and Zoning Commission

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Monday, April 4, 2022

7:00 PM

100 E. Main St., Suite 500

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

#### 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](#)

#### 4 Presentation

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

#### 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](#)

- 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](#)

- 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 - Aspire Pflugerville 2040 Comprehensive Plan](#)

## **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](#)

- 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](#)

**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](mailto: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.**