



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, November 3, 2025

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Chair Jonathan Coffman called the meeting to order at 7:02 p.m. Commissioners Chelsea Burkett, Nicholas Hudson, Sally Decelis, and Andrew Crain were in attendance. Amanda Maedgen and Theresa Atkinson were absent.

City Staff in attendance: Emily Barron, Assistant City Manager; Ashley Bailey, P&DS Director; Brittney Anderson, P&DS Assistant Director; Yasmin Turk, Planning Manager; Michael Patroski, Senior Planner; Jeremy Frazzell, Principal Planner; Clevan Rodrigues, Planner I; Kristin Gummelt, Planner II; Jeff Achee, Assistant Parks & Recreation Director; David Madden, Urban Forester; and Rosie Cardenas, 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. Hearing none, Chair Coffman read through items 3A, 3B, 3C, 3D and 3E. Mr. Hudson 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, 3C, 3D and 3E were approved on the Consent Agenda.

3A Approving a Preliminary Plan for Lideta Mariam E.O.T.C.; a 4.78-acre tract of land out of the John Van Winkle Survey, Travis County Texas. (PP2025-00010).

Item was approved on the Consent Agenda.

3B Approving a Final Plat for Lisso Tract Phase 5, consisting of approximately 24.927-acres situated in the Alexander Walters Survey No. 67 in Pflugerville, Texas, generally located east of Crumpton Drive and west of Lorant Lane, to be known as Lisso Tract Phase 5 Final Plat (FP2023-000250).

Item was approved on the Consent Agenda.

- 3C** Approve the Planning & Zoning Commission Minutes for October 6, 2025 regular meeting.

Item was approved on the Consent Agenda.

- 3D** Approving a Preliminary Plan for Cameron Ranch Subdivision; a 120.21-acre tract of land out of the William Caldwell Survey, Abstract No. 66, Travis County Texas. (PP2025-00010).

Item was approved on the Consent Agenda.

- 3E** Approve the 2026 Planning and Zoning Commission meeting schedule.

Item was approved on the Consent Agenda.

4 Public Hearing

- 4A** Conduct a public hearing and approve an application to Replat Block A Lot 1A Falcon Pointe Section 4A consisting of 13.208 acres out of the John Beckham Survey Abstract No. 55, Section No. 16 in Travis County, TX. (FP2024-000500)

Ms. Gummelt presented the request to replat Block A Lot 1A Falcon Pointe Section 4A to leave the church on that lot and use the other lot for retail.

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

Mr. Hudson moved to approve. Mr. Crain seconded the motion. All present voted in favor. The motion to approve 4A passed.

- 4B** Conduct a public hearing and approve an application to Replat Lot 7 Rowe Lane Estates 1 consisting of 9.989 acres out of the John C. Duval, Abstract No. 194 in Williamson County, TX. (FP2024-0000507).

Ms. Gummelt provided the background and description of the property, Lot 7 Rowe Lane Estates 1, to be replated from residential into 3 lots plus a Right-of-Way dedication for the future extension of Rowe Lane to the east to serve a subdivision that is in Hutto's ETJ (Extraterritorial Jurisdiction). Chair Coffman requested a motion to close the Public Hearing. Mr. Crain moved to close the Public Hearing. Mr. Hudson seconded the motion. All present voted in favor. The motion to close the Public Hearing was passed.

Commissioners asked for clarification about Rowe Lane.

Ms. Burkett moved to approve. Mr. Crain seconded the motion. All present voted in favor. The motion to approve 4B passed.

5 Discuss Only

5A Discussion regarding the Unified Development Code amendments with the Unified Development Code Advisory Council.

Item was not necessary, UDC discussion did not go over the work session time.

6 Discuss and Consider

6A Discuss and consider action recommending approval of an update to Chapter 95, Article IV of the City of Pflugerville Code of Ordinances related to Public Tree Protection.

Mr. Achee presented the code update related to Public Tree Protection. He went over what items of the code were affected. The update includes changing the language of the purpose and intent section, adding several definitions, reducing the responsibilities of the Tree Care Advisory Committee, adding tree care contractor requirements, clarifying responsibilities of the City and adjacent property owners, and adding a section for prohibited activities. The Commissioners had questions regarding Code Enforcement's involvement, and how this ordinance applies to HOA's and public property, such as sidewalks.

Ms. Burkett moved to approve. Ms. Decelis seconded the motion. All present voted in favor. The motion to approve 6A passed.

7 Adjourn

Meeting adjourned at 7:39 pm.

Respectfully submitted

Jonathan Coffman, Chair
Planning and Zoning Commission

Approved as submitted on this _____ day of _____, _____