City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, June 1, 2026	7:00 PM	1611 Pfennig Lane

Regular Meeting

1 Call to Order

Chair Andrew Crain called the meeting to order at 7:00 p.m. Commissioners Sally Decelis, Chelsea Burkett, Robert Romig, Theresa Atkinson, Keith Drown and Levi Murray III were in attendance.

City Staff in attendance: Ashley Bailey, P&DS Director; Brittany Anderson, P&DS Assistant Director; Jeremy Frazell, Principal Planner; Michael Patroski, Planning Manager; Clevan Rodrigues, Planner I; and Rosie Cardenas, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 Consent Agenda

Chair Crain asked if there were any items on the Consent Agenda that the Commission would like to remove. Hearing none, Chair Crain read through items 3A, 3B, 3C, and 3D. Mr. Drown moved to approve the Consent Agenda. Mr. Murray seconded the motion. All present voted in favor. The motion to approve items 3A, 3B, 3C, and 3D on the Consent Agenda passed.

Items 3A, 3B, 3C, and 3D were approved on the Consent Agenda.

3A 2026-0563 Approve the Planning & Zoning Commission Minutes for the May 4, 2026 regular meeting.

Item 3A was approved on the Consent Agenda.

3B 2026-0572 Approve the Planning & Zoning Commission Minutes for the May 12, 2026 Joint Worksession meeting with City Council.

Item 3B was approved on the Consent Agenda.

3C 2026-0573 Approve the Planning & Zoning Commission Minutes for the May 12, 2026 Joint Meeting with City Council.

Item 3C was approved on the Consent Agenda.

3D 2026-0583 Approving a Preliminary Plan for 18008 Wilke Ridge Lane; 1 acre tract situated in The John Vanwinkle Survey, Abstract 787, Travis County, Texas. Located at 18008 Wilke Ridge Lane. To be known as 18008 Wilke Ridge Lane Preliminary Plan. (PP2025-000516).

Item 3D was approved on the Consent Agenda.

4 Public Hearing

4A 2026-0518 Conduct a public hearing and consider an application to replat the Haehnal Addition to include an approximate 1.38-acre tract of unplatted land situated in the Alexander Walters Survey No. 7, Abstract No. 791, in Pflugerville, TX, in order to create a 2.01-acre lot to be known as the Moshfegh Bahrami Commercial Plat (FP2025-000575) .

Mr. Patroski presented the request for the replat of the Haehnal Addition to include a tract of unplatted land in order to create a 2.01-acre lot to be known as the Moshfegh Bahrami Commercial Plat. Mr. Patroski stated the replat meets all local and state requirements and City staff recommend approval.

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

Ms. Burkett moved to approve the replat. Ms. Decelis seconded the motion. All present voted in favor. The motion to approve 4A passed.

5 Discuss and Consider

5A 2026-0536 Discuss and consider action regarding an application for an architectural waiver for property addressed as 115 E. Main Street, to be known as the Prost Accessory Food Service Structure architectural waiver (ARC2026-00178).

Mr. Frazzell presented the request for an architectural waiver for Prost to use shipping containers to create an accessory food service structure. He provided visuals of the proposed use and went over the current requirements to explain why the waiver was required. Mr. Frazzell stated City staff recommend approval.

Ms. Burkett moved to approve the waiver. Mr. Drown seconded the motion. All present voted in favor. The motion to approve 5A passed.

5B 2026-0568 Discuss and consider recommending approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2026.

Ms. Bailey presented the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2026. She gave an overview of the CDBG Program and the criteria for the selection of projects. Ms. Bailey provided the dollar amounts for each project in the action plan and the corrected dates for the next steps for this item to go to City Council and Housing and Urban Development (HUD) for approval.

Commissioners discussed Parkway Drive CIP, workforce training, and student scholarships.

Mr. Romig moved to recommend approval to City Council. Mr. Murray seconded the motion. All present voted in favor, except for Mr. Drown who voted against. The motion to approve 5B passed.

6 Adjourn

Meeting adjourned at 7:24 pm.

Respectfully submitted

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Andrew Crain, Chair
Planning and Zoning Commission

Approved as submitted on this _____ day of ____________, _______