



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, January 5, 2026

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Commissioner Andrew Crain called the meeting to order at 7:05 p.m. Commissioners Chelsea Burkett, Sally Decelis, Robert Romig, Levi Murray III, and Keith Drown were in attendance. Commissioner Theresa Atkinson was 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; Natalie Thamm, Assistant City Attorney; and Rosie Cardenas, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 Presentation

3A Presentation regarding board, commission, and committee policy and procedure.

Dr. Turk gave an overview and the purpose of the Planning and Zoning Commission. She provided a summary of the Zoning and Development permitting processes.

4 Discuss and Consider

4A Discuss and consider action to appoint a Chair and Vice Chair.

Ms. Decelis nominated Andrew Crain to become Chair of the P&Z Commission. Mr. Crain accepted the nomination. Mr. Romig seconded the nomination. All present voted in favor. The motion to approve Mr. Crain to become Chair passed. Ms. Decelis self-nominated as Vice Chair. Mr. Murray III seconded the motion. All present voted in favor. The motion to approve Ms. Decelis as Vice Chair passed.

5 Consent Agenda

Chair Crain asked if there were any items on the Consent Agenda that the Commission would like to remove. Chair Crain read through item 5A, 5B, and 5C. Ms. Burkett moved to approve the consent agenda. Mr. Romig seconded the motion. All present voted in favor. The motion to approve the consent agenda passed.

Items 5A, 5B, and 5C were approved on the Consent Agenda.

- 5A** Approve the Planning & Zoning Commission Minutes for December 1, 2025 regular meeting.

Item 5A was approved on the Consent Agenda.

- 5B** Approving a Final Plat for Lideta Mariam E.O.T.C.; a 4.78-acre tract of land out of the John Van Winkle Survey, Travis County Texas (FP2025-000493).

Item 5B was approved on the Consent Agenda.

- 5C** Approving a Preliminary Plan for the Pfarm Subdivision; a 16.759-acre tract out of the Peter Conrad Survey No. 71, Abstract No. 200 situated in Travis County (PP2025-000452).

Item 5C was approved on the Consent Agenda.

6 Discuss and Consider

- 6A** Discuss and consider action regarding an application for an architectural waiver for property addressed as 102 N. 1st Street, to be known as the EYERIDE architectural waiver (ARC2025-00560).

Mr. Frazzell introduced the request for an architectural waiver for the property addressed as 102 N. 1st Street, to be known as the Eyeride Architectural Waiver. He went over the background of the area and visuals of the building as it appears now. Mr. Frazzell explained that since the site and building were determined, according to the City's Unified Development Code, to be abandoned, a new user would need to come into compliance with the current regulations. He provided the Downtown District Regulations and building requirements for the Downtown District. Mr. Frazzell provided visuals of the requirements along with the proposed improvements for the building if the waiver is to be approved. Commissioners had further discussions and asked additional questions from Mr. Frazzell, the prospective buyer, and the property owner.

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

7 Public Hearing

7A Conduct a Public Hearing and approve an application for the Replat of Windermere Parke Garden Villas Section Two; consisting of Lot 5 (4.841-acres) and Lot 4 (1.123-acres) totaling 5.964 acres of land situated in the Windermere Parke in Travis County, Texas (RP2025-000349).

Mr. Patroski presented the application for the Replat of Windermere Parke Garden Villas Section Two. He stated the replat request is to reestablish the correct location of the drainage easements for lots 4 and 5 and to show the flood plain locations.

Urcha Dunbar- Crespo stated she lives in the area and is concerned about drainage. She said this area is prone to flooding and concerned that her property, for insurance purposes, will be in a higher cost flood zone. Ms. Dunbar-Crespo asked the Commission to look closely at the drainage issue and the site plan when it is reviewed.

Brian Clifton said his property backs up to the area of the replat request. He said he is also concerned with the flooding and mentioned that the remaining trees should stay in place as they serve to prevent soil erosion and provide privacy screening.

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

The applicant addressed the concerns from the public. He stated that there is already a site development permit for this project. He said they have already gone through the FEMA process and have taken into account the updated rainfall data.

Ms. Burkett moved to approve the replat request. Mr. Murray seconded the motion. All present voted in favor. The motion to approve 7A passed.

8 Adjourn

Meeting adjourned at 8:26 pm.

Respectfully submitted

Andrew Crain, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____