



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, April 6, 2026

6:00 PM

1611 Pfennig Lane

Worksession

1 Call to Order

Chair Andrew Crain called the meeting to order at 6:03 p.m. Commissioners Chelsea Burkett, Sally Decelis, Robert Romig, and Levi Murray III were in attendance. Efrain Resendez and Kristian Rogers of the Parks and Recreation Commission were also in attendance. Commissioners Theresa Atkinson and Keith Drown, and Clarissa Fuselier of the Equity Commission were absent.

City Staff in attendance: Ashley Bailey, P&DS Director; Brittany Anderson, P&DS Assistant Director; Flozelle Roberts, Assistant City Manager; Matt Rector, Public Utility and Engineering Director; Hassan Raza, Engineering Manager-Transportation; Cindy Breaux, CIP Program Manager; Isaac Espinoza, Parks Project Manager; Jeff Achee, Assistant Parks & Recreation Director; Gabriela Jurcovan, Project Manager – Transportation Engineering; Jeremy Frazzell, Principal Planner; Michael Patroski, Planning Manager; Kristin Gummelt, Planner II; Clevan Rodrigues, Planner I; and Rosie Cardenas, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 Discuss Only

3A [2026-0347](#)

Discussion regarding the Unified Development Code amendments. Discuss and obtain direction on several policy choices that influence how the UDC implements the Comprehensive Plan. These topics reflect areas where multiple approaches are possible and where the consultant and City staff have worked together to identify a preferred direction for consideration.

Erica Craycraft from Freese and Nichols, Inc., presented the report of recommendations for the Unified Development Code (UDC) Amendments. She posed four questions for the Committee to discuss and decide on. The questions were: Does the City support retaining the Single-Family Estate (SF-E) district as a zoning tool for potential future use? Does the City support maintaining the Two Family Residential (2-F) district and introducing the Neighborhood Flex Residential (NFR) district as targeted tools, rather than permitting duplexes broadly in existing single-family districts? Does the City support this approach of allowing and requiring a mix of lot sizes within SF-R

subdivisions to promote a broader range of housing options while maintaining a single-family neighborhood character? Does the City support defining and regulating these developments as a unified development type using SF-S standards with an optional alley-loaded incentive? The Committee discussed and informally voted on each of the questions.

4 Adjourn

Meeting adjourned at 6:55 pm.

Respectfully submitted

Andrew Crain, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____