



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, April 6, 2026

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

Chair Andrew Crain called the meeting to order at 7:01 p.m. Commissioners Chelsea Burkett, Sally Decelis, Robert Romig, and Levi Murray III were in attendance. Commissioners Theresa Atkinson and Keith Drown 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 Breau, CIP Program Manager; Jeff Dunsworth, Assistant Director- Utility Engineering; 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 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 and 3B. Ms. Burkett moved to approve the Consent Agenda. Mr. Romig seconded the motion. All present voted in favor. The motion to approve items 3A and 3B on the Consent Agenda passed.

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

3A [2026-0343](#)

Approve the Planning & Zoning Commission Minutes for the March 2, 2026 regular meeting.

Item 3A was approved on the Consent Agenda.

3B [2026-0331](#)

Approving a preliminary plan for Cameron Valley; a 76.68 acre tract located at the southeast corner of Steger Lane and Cameron Road, out of the Andrew Austin Survey No. 19, Abstract No. 38 and G.B. Simpleman & J.V. Bergen Survey No. 285, Abstract No. 2370 in Travis County, Texas. (PP2025-000430).

Item 3B was approved on the Consent Agenda.

4 Public Hearing

- 4A** [ORD-0882](#) To receive public comment and consider an ordinance amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 153 Planning, by amending the Future Land Use Map in the Historic Colored Addition Subdivision from Parks and Open Spaces to Traditional Neighborhood for the following Travis County Property Ids: 980714, 980715; all to be known as the Dixon Lockett Comprehensive Plan Amendment (CPA2026-00060)

Mr. Rodrigues presented a proposed amendment to the Future Land Use Map within the Comprehensive plan. He said the request seeks to change the land use designation of two parcels in the Historic Colored Addition from Parks and Open Spaces to Traditional Neighborhood. Mr. Rodrigues provided the history and background of the property and the surrounding area. He mentioned the properties are currently zoned for Agricultural use. Mr. Rodrigues stated that Staff recommend approval of this amendment as it aligns with and supports the goals of the Aspire Pflugerville 2040 plan and shows consistency between the Future Land Use Map and the applicant's intended rezoning request.

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

Ms. Burkett moved to approve the amendment. Mr. Romig seconded the motion. All present voted in favor. The motion to approve 4A passed.

5 Discuss and Consider

- 5A** [2026-0356](#) FY 2026 Fee Update

Ms. Bailey presented the FY 2026 Fee update. She mentioned that our fees are in line with other cities' fees.

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

- 5B** [2026-0290](#) Discussion regarding the 5-year Capital Improvement Plan for Fiscal Years 2027-2031.

Mr. Rector presented the draft of the 5-year Capital Improvement Plan (CIP) for Fiscal Years (FY) 2027-2031. He gave an overview of the CIP's purpose and stated that it aligns with the Comprehensive Plan and the Strategic Plan. Mr. Rector went over the project selection process and briefly discussed the CIP's funding sources. Mr. Dunsworth ran through the reclaimed water, water and wastewater projects in the 5-year CIP. He gave a quick rundown of the Water and Wastewater projects and provided a list of the funding sources. Mr. Rector gave a brief overview of the facilities projects in FY27 and provided the funding sources for these 12 projects. Mr. Raza reviewed the proposed

drainage projects and the 51 transportation projects in the 5-year CIP. He provided funding sources and timeframes for the various transportation projects. Mr. Achee presented the 14 park projects in the 5-year CIP. He explained that the 1849 Park Master Plan may require some changes to update the plan to what the community wants at this time rather than when the plan was created in 2014. He discussed other parks projects included in the CIP. Mr. Rector concluded the presentation by providing the schedule for the CIP Adoption.

No vote was required for this item.

6 Discuss Only

- 6A** [2026-0371](#) Discussion regarding the Unified Development Code amendments with the Unified Development Code Advisory Council.

This item was not necessary, the UDC discussion did not go over the worksession time.

7 Adjourn

Meeting adjourned at 8:30 pm.

Respectfully submitted

Andrew Crain, Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____