



City of Pflugerville

Minutes - Final

Planning and Zoning Commission

Monday, May 4, 2026

7:00 PM

1611 Pfennig Lane

Regular Meeting

1 Call to Order

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

City Staff in attendance: Emily Barron, Assistant City Manager; Ashley Bailey, P&DS Director; Brittany Anderson, P&DS Assistant Director; Matt Rector, Public Utility and Engineering Director; Cindy Breaux, CIP Program Manager; Jeff Achee, Assistant Parks & Recreation Director; Michael Patroski, Planning Manager; Kristin Gummelt, Planner II; Clevean Rodrigues, Planner I; and Rosie Cardenas, Administrative Tech.

2 Citizens Communication

No one addressed the committee.

3 Consent Agenda

Vice Chair Decelis asked if there were any items on the Consent Agenda that the Commission would like to remove. Hearing none, Vice Chair Decelis read through items 3A and 3B. Mr. Romig moved to approve the Consent Agenda. Mr. Murray 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 [2026-0488](#) Approve the Planning & Zoning Commission Minutes for the April 6, 2026 worksession meeting.

Item 3A was approved on the Consent Agenda.

3B [2026-0489](#) Approve the Planning & Zoning Commission Minutes for the April 6, 2026 regular meeting.

Item 3B was approved on the Consent Agenda.

4 Public Hearing

4A [2026-0467](#) Conduct a public hearing and consider an application to replat Lakeside Meadows Phase 1 right-of-way. An approximate 2.146-acre tract of land situated in the E. Kirkland Survey No. 7, Abstract No. 458, in Pflugerville, TX, in order to correct right-of-way dedication, to be known as the Partial Replat of Lakeside Meadows- Phase 1 (RP2026-000062) .

Ms. Gummelt presented the request to replat Lakeside Meadows Phase 1, specifically a portion of Balaton Boulevard. She provided the history of the property and explained that the replat is to adjust how the right-of-way connections along Balaton into Phases 6 and 7 are accounted for. Ms. Gummelt stated the replat meets all local and state requirements and City staff recommends approval.

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

Mr. Romig moved to approve the replat. Mr. Murray seconded the motion. All present voted in favor. The motion to approve 4A passed.

4B [2026-0468](#) Conduct a public hearing and consider an application to replat Lakeside Meadows Phase 4 and 5 right-of-way. An approximate 1.404-acre tract of land situated in the E. Kirkland Survey No. 7, Abstract No. 458, in Pflugerville, TX, in order to correct right-of-way dedication, to be known as the Partial Replat of Lakeside Meadows- Phase 4 and 5 (RP2026-000063) .

Ms. Gummelt presented the partial replat of Phase 4 and 5. She said the replat is to correct the right-of-way dedications along Balaton Boulevard. Ms. Gummelt stated the replat meets all local and state requirements and City staff recommends approval.

Vice Chair Decelis requested a motion to close the Public Hearing. Mr. Romig moved to close the Public Hearing. Mr. Drown seconded the motion. All present voted in favor. The motion to close the Public Hearing was passed.

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

4C [2026-0484](#) Conduct a public hearing and consider an application to replat Lots 22 and 23, Block A, Highland Park North Phase A, Section 1, and to add an additional approximately 1.00-acre parcel of land to establish Lot 1, Block A, Kingston Lacy Boulevard, totaling 16.640 acres within the City of Pflugerville, TX, generally located adjacent to and South of Kingston Lacy Blvd and East of Heatherwilde Blvd (FP2025-000347).

Mr. Rodrigues presented a request to replat three existing lots into a single lot. He explained that the City owns these lots and has leased the land for commercial operations. The replat is necessary to support that commercial

activity by combining all three lots. Mr. Rodrigues stated that the replat complies with all applicable local and state requirements, and City staff recommends approval.

Vice Chair Decelis requested a motion to close the Public Hearing. Mr. Romig 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.

Mr. Romig moved to approve the replat. Mr. Drown seconded the motion. All present voted in favor. The motion to approve 4C passed.

5 Discuss and Consider

5A [2026-0292](#) Discuss and consider the 5-Year Capital Improvement Plan (CIP) 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 began by addressing questions that the Commissioners had submitted prior to the meeting. Commissioners asked additional questions regarding the projects in the CIP. Mr. Rector gave a brief overview of the Bond projects. Mr. Achee provided an update of the Parks and Recreation projects in the 2020 Bond project. Mr. Rector provided a timeline for finalizing this item and presenting it to City Council for a vote.

Ms. Burkett moved to approve the CIP with focus on the projects that are already underway, currently funded, and not adding any new debt to projects that are not started that would increase property tax rate and anything that would be included in the 2026 bond. Mr. Romig seconded the motion. All present voted in favor. The motion to approve 5A passed.

6 Adjourn

Meeting adjourned at 8:42 pm.

Respectfully submitted

Sally Decelis, Vice Chair
Planning and Zoning Commission

Approved as submitted on this ____ day of _____, _____