



City of Pflugerville

Minutes - Final

City Council

Tuesday, November 25, 2025

5:00 PM

1611 Pfennig Lane

Worksession

Public comment will be allowed in person at the Regular Meeting scheduled to begin at 7:00p.m.

1. Call to Order

Mayor Victor Gonzales called the worksession to order at 5:05pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Jonathan Coffman, and Melody Ryan were in attendance. Councilmembers David Rogers joined the worksession at 5:13pm. Councilmember Ceasar Ruiz joined the meeting at 5:42pm. Councilmember Rudy Metayer was not in attendance.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Trista Evans, City Secretary; Stan Springerley, Assistant City Attorney; Brandon Pritchett, Public Utility Director; Ashley Bailey, Planning and Development Services Director; Yasmin Turk, Ph.D., Planning Manager.

2. Regular Agenda

2A. [2025-0932](#)

Discussion and presentation regarding Water Master Plan and Wastewater Master Plan.

Mayor Gonzales opened the item for discussion. Mr. Pritchett provided an overview of the water master plan, discussed development projections, and projections for connection counts. Mr. Pritchett answered questions from Ms. Ryan regarding water providers. Mr. Pritchett reviewed average and max demands, reviewed the timeline of construction projects, why they were needed, and answered questions from council regarding zebra mussels. Ms. Ryan asked about changes from the 2020 master plan in growth estimates. Mr. Pritchett provided information about the process of updates and growth estimates. Discussion followed regarding planning for utility needs and timing of construction.

Mr. Pritchett discussed wastewater development projections and historical flows at the Central Wastewater Treatment Plant. Mr. Pritchett answered questions from council regarding the difference between water and wastewater planning. Mr. Pritchett reviewed wastewater connections and average flows. Mr. Pritchett provided an overview of utility build out and stated the projects are evaluated on an annual basis. Mayor Gonzales discussed utility history in the city. Ms. Ryan asked about the need of future expansions for wastewater services. Mr. Brandon stated it depends on the growth and

provided information about the capacities of the facilities.

2B. [2025-0883](#)

Discussion regarding the Unified Development Code amendments.

Mayor Gonzales opened the item for discussion. Ms. Bailey introduced the Unified Development Code (UDC) amendment team. Chance Sparks with Freese and Nichols reviewed the overall schedule, adopted plan documents guiding the amendments, and key findings from the UDC Assessment Report. Mr. Sparks reviewed the advisory committee themes and staff input. Erica Craycraft with Feese and Nichols reviewed subdivisions and neighborhood design. Mr. Rogers discussed city authority with accessory dwelling units (ADU). Mr. Sparks provided information. Discussion followed. Ms. Ryan discussed wanting to see more homeownership opportunities. Discussion followed regarding rental properties and condo developments. Ms. Craycraft discussed connectivity and answered questions from council. Mr. Sparks discussed working with developers on block lengths and walkability. Ms. Craycraft reviewed the project website and next steps to include virtual public engagement. Mr. Rogers asked about the people who aren't in the city yet and what they are looking for. Mr. Sparks discussed talking with business communities and school districts. Ms. Craycraft reviewed design and development quality. Ms. Ryan discussed getting community feedback. Mr. Coffman discussed encouraging participating. Ms. Craycraft discussed parking and site design considerations for flexibility. Discussion followed regarding flexibility options for design. Ms. Ryan asked for information regarding impact of obligation on the city for different options.

3. Adjourn

Mayor Gonzales adjourned the worksession at 6:55pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on December 9, 2025.