



City of Pflugerville

Minutes - Final City Council

Tuesday, March 22, 2011

6:00 PM

100 East Main Street, Suite 500

Worksession

1. Call to order

Mayor Jeff Coleman called the worksession to order at 6:04 p.m. Councilmembers Wayne Cooper, Mike Marsh, Darelle White and Victor Gonzales were in attendance. Councilmember Starlet Sattler was absent. City employees attending: Brandon Wade, City Manager; Lauri Gillam, Assistant City Manager; Trey Fletcher, Managing Director of Operations; Felix Benavides, City Engineer; Terri Waggoner, Public Information Officer; Beth Davis, Finance Director; Amy Good, Assistant Finance Director; Blake Overmyer, Building Official; Amy Atkins, Parks Director.

2. Discuss only

A. 2010-0503 Discussion regarding the Comprehensive Plan.

Mr. Fletcher provided an overview of the comprehensive plan. Mr. Cooper explained that he requested the item because during past discussion it was stated that part of the city was blighted and that is not shown in the comprehensive plan. He stated that if there is a blighted area, then the comprehensive plan needs to reflect that. He stated if the city wants to develop differently than what is proposed in the comprehensive plan, then they need to have the comprehensive plan amended. He explained that development activity will pick up in a year or year and a half and they need to be prepared in the comprehensive plan. Mayor Coleman stated that he thought that the proposed Pacana project fit well into the comprehensive plan. He stated that he does not think that they stated blighted, but stated that it needed an anchor. Mr. Cooper stated that thinks the reasoning was not what the comprehensive plan states. Mayor Coleman stated that he believes that the arguments made for it may not have been in the comprehensive plan, but he believes that the development fit perfectly into it. Mr. Cooper stated that the area does not show as one of the centers, and if it needs to be a center, it should be designated as a center in the comprehensive plan. He stated that if it is a center, it automatically comes under something that the city might offer incentives on. He stated if it is just a piece of property designated for commercial or retail use, it probably does not deserve incentives unless it employs a large number of employees. Mr. Cooper stated that now is the time to make amendments to the comprehensive plan while development is slow. Mr. Fletcher stated that when they get a Planning Director on board and at a year from the adoption of the comprehensive plan, they will review and make clarifications on the land use plan.

- B. 2010-0505 Discussion regarding official list of City-sponsored events.

Mr. Wade indicated that Ms. Gillam had provided a list of events. Council discussion followed with Ms. Gillam regarding the list of events. Mr. Wade stated that staff would be asking on the regular agenda to concur with this list of events. He stated that it has been discussed to add an international festival and that is a decision that the Council would have to make. Mr. Cooper indicated that he brought that up but these do take a large amount of resources of staff and funding. He stated that there is some interest out there but the groups have their own things and do not really intermingle with other groups and discussion of dates is a big consideration. He stated that the city is diverse and they all seem to go somewhere else to do things. He stated that he thought it would be a great opportunity to build on that. Mayor Coleman provided history on the Chili Pfest and it being a market-driven event. He stated that he would be supportive if there was a group of people from different organizations that started an event and if it sprung wings and flew, then great, it would be a market-driven event. Mayor Coleman requested that the event list be further color coated to designate major events and minor events. Ms. Gillam stated that they would do that and email out the new list.

Executive Session

Mayor Coleman announced that the City Council was retiring to executive session for deliberations regarding economic development on the remaining two items. The time was 6:45 p.m.

- C. 2010-0494 1.) Executive Session Item: Deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code regarding economic development agreements for the Stone Hill Town Center in Pflugerville, Texas. 2.) Open Session Item: Discussion regarding economic development agreements for the Stone Hill Town Center in Pflugerville, Texas.

Discussion on the item was to take place in executive session.

- D. 2010-0493 1.) Executive Session Item: Deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code concerning development agreements between Terrell Timmermann and the City of Pflugerville for the Greenview and Pfluger Crossing developments. 2.) Open Session Item: Discussion concerning development agreements between Terrell Timmermann and the City of Pflugerville for the Greenview and Pfluger Crossing developments.

Discussion on the item was to take place in executive session.

Executive Session Closed

Mayor Coleman reconvened in open session at 6:59 p.m. No action was taken.

3. Adjourn

Mr. Marsh made a motion to close the worksession. Mr. Cooper seconded the motion. All voted in favor. The motion carried. The worksession was adjourned at 6:59 p.m.

Respectfully submitted,

Karen Thompson
City Secretary

Approved as _____ on April 12, 2011.