



City of Pflugerville

Minutes - Final

City Council

Tuesday, August 12, 2025

7:00 PM

1611 Pfennig Lane

Regular Meeting

1. Call to Order

Mayor Victor Gonzales called the meeting to order at 7:00pm. Councilmembers Doug Weiss, Ceasar Ruiz, Rudy Metayer, Melody Ryan, and David Rogers were in attendance. Mayor Pro Tem Kimberly Holiday was not in attendance.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Trista Evans, City Secretary; Charles Zech, City Attorney; Terri Toledo, Director of Management Services; Tracy Waldron, Finance Director; Breanna Miller, Special Projects Manager; Robyn Claridy-Miga, Director of Development Engineering; Roger Heaney, Communications Director; Chet Vronka, Lieutenant.

2. Opening

A. Pledge of Allegiance to the Flag of the United States of America

Mayor Gonzales led those in attendance in the Pledge of Allegiance to the Flag of the United States of America.

B. Pledge of Allegiance to the Texas State Flag

Mayor Gonzales led those in attendance in the Pledge of Allegiance to the Texas State Flag.

C. Moment of Silence

Mayor Gonzales led those in attendance in a moment of silence.

3. Public Comment

Lori Steele stated she is here to talk about item 8A. and she has been talking to the developer and stated it will bring more traffic to an already busy cut through. Ms. Steele stated additional development is concerning. Ms. Steele stated the developer has been telling the community they are going to propose a park for all abilities and she would like to explore other options for traffic deterrents.

Kathy asked why staff is not working with the developer to figure this out and discussed her concern. Mayor Gonzales provided information about the

process and stated council is having that discussion with the developer later in the meeting. Mr. Weiss discussed hearing different things from the developer and stated the city has the funding for an all abilities park.

Mayor Gonzales stated Michael Lang did not wish to speak but is in opposition to item 8A.

Mayor Gonzales stated Jessica Michinock did not wish to speak but is in opposition to item 8A.

Mayor Gonzales stated Rodolfo Ybarra did not wish to speak but is in opposition to item 8A.

4. Presentation

4A. [2025-0570](#)

Mayor's proclamation declaring August 2025 as Emergency Management and Appreciation Month in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to Joseph Chacon, Director of Emergency Services.

4B. [2025-0628](#)

Mayor's proclamation declaring August 2025 as Gun Safety Awareness Month in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to representatives from Lock Arms for Life.

4C. [2025-0629](#)

Mayor's proclamation recognizing GUD LIFE Holistic Wellness Day in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to representatives from Abundant Life Community Corporation members.

Reading of the Consent Agenda

Ms. Evans read the captions of the ordinances, stated item 5L. was pulled from the consent agenda, and stated all items remaining on the consent agenda may be acted upon in a single motion.

5. Other Actions

5A. [ORD-0845](#)

Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville approving the 2025 Annual Service and Assessment Plan update and 2025 Assessment Roll for the Martin Tract Public Improvement District in accordance with chapter 372, Texas Local Government Code, as amended; marking various finding and provisions related to the subject; and providing for an effective date.

The ordinance was approved on first reading on the consent agenda.

5B. [ORD-0840](#)

Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, granting to SiEnergy, L.P. a franchise to furnish and supply gas to the general public in the City of Pflugerville, Travis County, Texas, and to transport, deliver, sell, and

distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways; and providing a severability clause, a penalty clause, and an effective date.

The ordinance was approved on first reading on the consent agenda.

5C. [ORD-0841](#)

Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, granting to Universal Natural Gas, LLC (dba Universal Natural Gas, Inc.) a franchise to furnish and supply gas to the general public in the City of Pflugerville, Travis County, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways; and providing a severability clause, a penalty clause, and an effective date.

The ordinance was approved on first reading on the consent agenda.

5D. [ORD-0843](#)

Approving an ordinance on first reading with the caption reading: An ordinance of the City of Pflugerville, Texas granting the use of City property by easement totaling approximately 0.313 acres (13,654 square foot) of land out of the E. Kirkland Survey No. 7 in Travis County, Texas; being a portion of said 34.728 acre tract of land described in warranty deed to the City of Pflugerville, Texas recorded in Document No. 2003032161 of the real property records of Travis County, Texas; Providing cumulative, repealer and severability clauses; providing for open meeting and establishing an effective date.

The ordinance was approved on first reading on the consent agenda.

5E. [2025-0556](#)

Approving the minutes of the July 8, 2025 Worksession and Regular Meeting, and July 21, 2025 Worksession.

The minutes were approved on the consent agenda.

5F. [2025-0521](#)

Approving the selection of Seven Arrows Land Staff LLC, SRLS Texas LLC, LJA Engineering Inc., and O.R Colan Associates LLC to provide on-call right-of-way services, and authorizing the City Manager to enter into negotiations as needed.

The item was approved on the consent agenda.

5G. [2025-0522](#)

Approving the selection of CBRE, Inc, Atrium Real Estate Services, Lowery Property Advisors, and Integra Reality Resources to provide On-Call Appraisal Services, and authorizing the City Manager to enter into negotiations as needed.

The item was approved on the consent agenda.

5H. [2025-0525](#)

Approving an invoice with EnviroServe in the amount of \$62,104 for

emergency work rendered associated with a hazardous materials cleanup, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5I.** [2025-0592](#) Approving the FY25 Q3 Investment Report.

The item was approved on the consent agenda.

- 5J.** [2025-0615](#) Approving the renewal of the annual janitorial agreement with Austin Professional Cleaning Services in the amount of \$72,240 for janitorial services associated with the Recreation Center, Library, City Hall, and 100 West facilities, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5K.** [2025-0626](#) Approving Addendum A to the Travis County Commercial Sexual Exploitation of Youth Care Coordination (CSEY) Memorandum of Understanding adding Brave Alliance and SAFE Alliance parties to the MOU, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5M.** [RES-1340](#) Approving a resolution amending the City of Pflugerville Investment Policy.

The resolution was approved on the consent agenda.

- 5N.** [RES-1338](#) Approving a resolution regarding joining in the opioid Purdue Direct Settlement.

The resolution was approved on the consent agenda.

- 5O.** [RES-1342](#) Approving a resolution adopting the Election Systems & Software (ES&S) Express Vote® Universal Voting System and DS200 and DS300 Digital® Precinct Scanner as the voting system to be used in City of Pflugerville elections for Williamson County.

The resolution was approved on the consent agenda.

Action on the Consent Agenda

Mr. Rogers moved to approve the consent agenda. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

Items pulled from the consent agenda will be addressed under Item 9.

- 8H.** [2025-0632](#) 1.) Executive Session Item: Consultation with legal counsel regarding 15508 Impact Way LLC v. Pflugerville Community Development Corporation and City of Pflugerville pursuant to Section 551.071 of the

Texas Government Code. 2.) Open Session Item: Discuss and consider action regarding 15508 Impact Way LLC v. Pflugerville Community Development Corporation and City of Pflugerville.

Mayor Gonzales read the item and stated council was retiring to executive session at 7:19pm. Mayor Gonzales reconvened the meeting in open session at 7:49pm and stated no action was taken.

6. Board Appointments

- 6A. [2025-0611](#) Discuss and consider action regarding making appointments to the Pflugerville Community Development Corporation (PCDC) Board.
- Mayor Gonzales opened the item for discussion. Michael Davis introduced himself and stated he participated in Pf101. Mr. Davis answered questions from council about his interest in the board. Syed Kazmi introduced himself and answered questions from council about interest. Mr. Weiss stated previously when there is a shorter vacancy a council member was appointed to step in temporarily until the regular application process at the end of the year. Mayor Gonzales moved to appoint Mr. Metayer to the vacant position. Mr. Weiss seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.
- 6B. [2025-0616](#) Discuss and consider action regarding making appointments to the Board of Adjustment.
- Mayor Gonzales opened the item for discussion and asked Michael Davis and Syed Kazmi if they are interested in serving on the Board of Adjustment, both agreed. Mayor Gonzales moved to appoint Michael Davis and Syed Kazmi to the Board of Adjustment. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

Regular Agenda

- 8G. [2025-0548](#) Discussion regarding the 89th Texas Legislative Session and legislative agenda priorities.
- Mayor Gonzales opened the item for discussion. Ms. Miller reviewed city priority bills. Eddie Solis with HillCo Partners provided an overview of the Qualified Hotel Project (QHP) and TxDOT Toll Revenue bills. Discussion followed regarding the QHP bill future. Ms. Miller provided information about some bills that passed and did not pass and discussed the first special session. Ms. Miller reviewed council's current legislative priorities and asked about priorities moving forward. Mr. Weiss discussed the legislative agenda from CAPCOG and including it in community collaboration. Mr. Metayer discussed extraterritorial jurisdiction items as priorities. Mr. Solis provided information about economic development tools.

7. First Supplemental Agenda

- [2025-0294](#) Discuss and consider action to approve a resolution ordering a General Election for November 4, 2025 for the election of Mayor and Council

Place 1.

Mayor Gonzales opened the item. Mr. Metayer moved to approve the resolution. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

8. Regular Agenda

8A. [2025-0587](#)

Discuss and consider action on a rough proportionality appeal pursuant to Tex. Loc. Gov't Code § 212.904 for an approximately 85.497-acre tract situated in the Peter Conrad Survey, Section No. 17, Abstract No. 200, in Travis County, Texas, known as the Deck & Wilke Tract, generally located north of SH 45, east of Heatherwilde Blvd., and west of SH 130 and any matters related to the same.

Mayor Gonzales opened the item for discussion. Ms. Miga reviewed the project history and discussed the application process. Jeff Whitacre with Kimley-Horn reviewed relevant supreme court cases and discussed the specifics of the development case. Discussion followed regarding system facility versus site-related facility. Mr. Whitacre reviewed the calculations and walked through the process. Ms. Miga answered questions from council regarding the development.

Steve Drenner with the Drenner Group spoke on behalf of the applicant and stated they disagree with some of the assumptions. Mr. Drenner reviewed the location of the property and history of the project. Mr. Drenner reviewed the government code and city ordinance and discussed the calculation of required exactions. Discussion followed regarding the legal parameters. Mr. Weiss asked about the discrepancy between the calculations and how the rest of the infrastructure gets built. Discussion followed regarding the calculations.

Mayor Gonzales stated council was retiring to executive session at 9:45pm. Mayor Gonzales reconvened the meeting in open session at 10:02pm.

Mr. Metayer moved to postpone the item to the following meeting. Mayor Gonzales seconded the motion. Mr. Weiss voted no. All others voted in favor. The motion carried.

8B. [2025-0634](#)

Discuss and consider action to approve Letter of Non-Objection related to an Application of Applied Materials, Inc. for Foreign-Trade Zone Designation filed with the U.S. Department of Commerce for site located at 3212 East Pecan Street Lot 3, Pflugerville, TX 78660 (Lots 3 and 4).

Mayor Gonzales opened the item for discussion. Ben Ramirez with Central Texas Foreign Trade Zone (FTZ) 183 provided information about the FTZ. Stephen Gustafson, Vice President of Logistics with Applied Materials provided information about the application for the designation and the site. Mr. Gustafson answered questions from Mr. Weiss regarding the site.

Mr. Weiss moved to approve the item. Mr. Rogers seconded the motion. Mr. Metayer was not present for the vote. All those present voted in favor. The motion carried.

9. Discuss and Consider Action on Items Pulled from Consent Agenda.

- 5L. [2025-0627](#) Approving a Memorandum of Understanding ("MOU") between the Austin Police Department, Travis County Sheriff's Office, County and District Prosecutors, Travis County Attorney's Office Protective Order Division, Travis County Community Justice Services (TCCJS) - Adult Probation and Pretrial Services, The SAFE Alliance, Travis County Counseling and Education Services, Victim Safety First, Texas Advocacy Project, Pflugerville Police Department, and other participating law enforcement agencies for participation in the Travis County Domestic Violence High Risk Team ("DVHRT"), and authorizing the City Manager to execute same.

Ms. Evans read the item. Ms. Ryan stated she pulled the item because she wanted to highlight that this is an important issue and wanted people to hear a little more about it. Lt. Vronka reviewed the MOU and discussed the goal is to keep people safe. Ms. Ryan moved to approve the item. Mr. Weiss seconded the motion. All voted in favor. The motion carried.

Regular Agenda

- 8C. [RES-1337](#) Discuss and consider action to approve a resolution amending rules of order and procedure for City Council meetings.

Mayor Gonzales opened the item for discussion. Mr. Weiss moved to postpone the item to the following meeting. Mr. Ruiz seconded the motion. Mr. Metayer was not present for the vote, all others voted in favor. The motion carried.

- [2025-0632](#) 1.) Executive Session Item: Consultation with legal counsel regarding 15508 Impact Way LLC v. Pflugerville Community Development Corporation and City of Pflugerville pursuant to Section 551.071 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action regarding 15508 Impact Way LLC v. Pflugerville Community Development Corporation and City of Pflugerville.

Mayor Gonzales announced council was retiring to executive session at 10:14pm. Mayor Gonzales reconvened the meeting in open session at 10:26pm and stated no action was taken.

- 8D. [RES-1341](#) Discuss and consider action to approve a resolution to set a proposed maximum 2025 property tax rate supporting the FY26 budget and schedule the date for the public hearing.

Mayor Gonzales opened the item for discussion. Ms. Waldron reviewed the proposed maximum tax rate. Mr. Metayer moved to approve the resolution. Mayor Gonzales seconded the motion. The vote was as follows: Mr. Metayer - yes, Mr. Rogers - no, Ms. Ryan - no, Mayor Gonzales - yes, Mr. Weiss - yes. Mr. Ruiz was not in attendance. The motion carried.

- 8E. [2025-0590](#) Conduct a presentation on the FY26 Proposed Budget.

Discussion on the item occurred during the previously posted worksession.

8F. [2025-0593](#)

Presentation regarding the Pflugerville Community Development Corporation (PCDC) FY25 Q3 Financial Report.

Discussion on the item occurred during the previously posted worksession.

10. Adjourn

Mayor Gonzales adjourned the meeting at 10:29pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on August 26, 2025.