



City of Pflugerville

Minutes - Final

City Council

Tuesday, June 24, 2025

7:00 PM

1611 Pfennig Lane

Regular Meeting

1. Call to Order

Mayor Victor Gonzales called the meeting to order at 7:08pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Doug Weiss, Rudy Metayer, Melody Ryan, and David Rogers were in attendance. Councilmember Ceasar Ruiz 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; Terri Toledo, Director of Management Services; Trista Evans, City Secretary; Charles Zech, City Attorney; Tracy Waldron, Finance Director; Roger Heaney, Director of Communications and Marketing; Yasmin Turk, Ph.D., Planning Manager; Abby Morrison, Public Works Services Director; Jeff Dunsworth, Assistant Director of Utility Engineering; Danny Magee, Assistant Director of Traffic and Transportation; Evan Groeschel, Operations Director; Brandon Pritchett, Public Utility Director.

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

Traci Dockter stated they wrapped spring season and entered all star season. Ms. Dockter discussed tournaments, events, and updates. Ms. Dockter stated this weekend is regionals and invited everyone to attend.

4. Presentation

- 4A. [2025-0514](#) Mayor's proclamation declaring June 2025 as Men's Mental Health Awareness Month in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to Dr. Octavio Martinez with the Hogg Foundation for Mental Health.

Discuss and Consider Action

[2025-0494](#)

Joint meeting with City Council and PCDC Board to discuss and consider action regarding Project Greenfield.

Mayor Gonzales re-opened the item. Mayor Gonzales discussed his time serving PCDC and stated he has not seen a better equipped city. Mayor Gonzales stated the project needs a unique and consistent vision and stated he prefers a request for qualifications over a request for quotes. Mr. Rogers stated the economic development project should be with the economic development people. Mr. Rogers moved to defer to the PCDC board on question of how the next step is taken. The motion failed due to lack of a second. Mayor Pro Tem Holiday asked about the process to submit a request, discussion followed. Mr. Metayer discussed wanting to do a request for qualifications. Discussion followed regarding responsibilities for qualifications and quotes. Mr. Mitchell discussed using the tool that allows the most flexibility. Mr. Metayer moved for a request for qualifications to be issued by the economic development corporation. Mr. Rogers seconded. Discussion followed regarding the need for collaboration. The vote was as follows: Mr. Metayer - yes, Mayor Gonzales - yes, Mr. Rogers - no, Ms. Ryan - yes, Mr. Weiss - yes, Mayor Pro Tem Holiday - no. The motion carried.

Mr. Rogers moved that the project be directed by PCDC going forward. Mr. Weiss offered an amendment that PCDC with the assistance of city staff evaluate and hire fund and oversee the owner's representative through request for qualification processes. Mr. Rogers accepted the amendment. Mayor Gonzales seconded the motion. Discussion followed regarding representation on review and posting. Mr. White discussed some edits needed to the request for qualifications. The vote was as follows: Mr. Metayer - yes, Mr. Rogers - yes, Ms. Ryan - yes, Mr. Weiss - yes, Mayor Gonzales - yes, Mayor Pro Tem Holiday - no. The motion carried.

Mr. White made a motion that PCDC give direction to the Executive Director to move forward with issuing a request for qualifications in conjunction with feedback from city staff. Mr. Mitchell seconded the motion. All voted in favor. The motion carried.

Reading of the Consent Agenda

Ms. Evans stated items 5B., 5D., 5E., 5H., 5J., 5L., 5M., and 5N. were removed from the consent agenda, read the caption of the ordinance and stated all items remaining on the consent agenda may be acted upon in a single motion.

5. Other Actions

- 5A. [ORD-0836](#) Approving an ordinance on second reading with the caption reading: An

ordinance amending and updating the City of Pflugerville Code of Ordinances, Title XV. Land Usage Chapter 158, Stormwater Pollution Control Ordinance; providing cumulative, repealer and severability clauses; providing for open meeting and establishing an effective date.

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

- 5C.** [2025-0491](#) Approving the minutes of the June 10, 2025 Regular Meeting and June 16, 2025 Worksession.

The minutes were approved on the consent agenda.

- 5F.** [2025-0468](#) Approving an electrical easement to Oncor Electric Company for permanent power on Kingston Lacy Boulevard, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5G.** [2025-0492](#) Approving a Professional Services Supplemental Agreement No. 1 with CP&Y, Inc., dba STV for the Sorento Wastewater Interceptor Phase 2 project, in the amount of \$699,307, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5I.** [2025-0495](#) Approving a Work Authorization with CBRE, Inc., in the amount of \$80,700 for appraisal services associated with the Kelly Lane Phase 3 Project, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5K.** [2025-0503](#) Approving a change order in the amount of \$94,487 for 1849 Park Phase 1B with Joe Bland Construction, LLC., and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5O.** [RES-1333](#) Approving a resolution of the City of Pflugerville, Texas approving the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 2025.

The resolution was approved on the consent agenda.

Action on the Consent Agenda

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

Items pulled from the consent agenda will be addressed under Item 8.

6. Public Hearings and Ordinances

- 6A. [ORD-0833](#) Conduct a public hearing and consider approving the first reading of an ordinance with a caption reading: An ordinance of the City of Pflugerville, Texas, amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by rezoning approximately 50.455 acres from Agriculture/Development Reserve (A) to Single Family Residential (SF-R) District, 9.287 acres from Agriculture/Development Reserve (A) to Single Family Mixed Use (SF-MU) District, 3.566 acres from Agriculture/Development Reserve (A) to General Business 1 (GB1) District, and 12.28 acres from Agriculture/Development Reserve (A) to Parks Facilities and Open Space (PF) District; all out of portions 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 to be known as the Cameron Valley Rezoning (REZ2025-00177); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Mayor Gonzales read the caption of the ordinance and opened the public hearing. Dr. Turk reviewed the property and zoning districts. Mr. Weiss asked about water and wastewater service. Dr. Turk stated that will be part of the development plan. Discussion followed regarding the utilities and flood plain. There was no one present wishing to make public comment. Mr. Weiss moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

Mr. Metayer moved to approve the ordinance on first reading. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried.

- 6B. [ORD-0835](#) Conduct a public hearing and consider approving the first reading of an ordinance with a caption reading: An Ordinance of the City of Pflugerville, Texas, Amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by approving a Specific Use Permit for an Office/Warehouse use on approximately 5.835-acres zoned Urban Center Corridor Level 4 (CL4) district located at 19241 Wilke Lane, to be known as the Workhub Pflugerville Specific Use Permit (SUP2025-00114); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.

Mayor Gonzales read the caption of the ordinance and opened the public hearing. Dr. Turk reviewed the current zoning, summary of the request, and staff recommended conditions. The applicant provided information about Workhub to provide office and warehouse space for emerging businesses and answered question from council. Council requested specific renderings for the plan to be provided for the second reading of the ordinance.

Jaime Gonzales provided public comment stated he lives in the community adjacent to the property and discussed his concerns. Mr. Gonzales asked about noise regulations, stated concerns about lighting, loss of privacy, and stated

without knowing more details it is hard to know what questions to ask.

Dr. Turk discussed the buffer yard between business and residential area requirements. Discussion followed regarding the use of spaces. There was no one else present who wanted to make public comment. Mayor Pro Tem Holiday moved to close the public hearing. Mr. Rogers seconded the motion. All voted in favor. The motion carried. Mr. Weiss moved to approve the ordinance on first reading. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

7. Regular Agenda

- 7A. [RES-1332](#) Discuss and consider action to approve a resolution adopting the Strategic Action Plan 2026-2030.
- Mayor Gonzales opened the item. David Beurle with FutureiQ reviewed the strategic pillar framework and key themes. Mr. Beurle walked through the strategic plan, discussed ranking of pillars based on their potential positive impact, and reviewed key priority actions identified in the pillars. Ms. Ryan stated the strategy about attainable housing was interesting, and asked what a transition away from a bedroom community would look like. Mr. Beurle discussed the evolution of a community and stated it would take time. Mr. Metayer stated it is the most comprehensive strategic plan that reflects the community. Mr. Metayer moved to approve the item. Mayor Pro Tem Holiday seconded the motion. All voted in favor. The motion carried.
- 7B. [2025-0516](#) Discuss and consider action regarding Project Greenfield.
- There was no discussion on this item.
- 7C. [2025-0505](#) Discussion regarding FY26 budget preparations and budget assumptions for General Fund, Pflugerville Community Development Corporation, General Debt Service, and Hotel Occupancy Tax Fund.
- The item was discussed during the previously posted special meeting.

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

- 5B. [ORD-0827](#) Approving an ordinance on third reading with the caption reading: An ordinance of the City of Pflugerville, Texas amending Ordinance No. 1203-15-02-24 of the City of Pflugerville, Texas, as amended, by rezoning an approximate 5.927-acre tract situated in the William Caldwell Survey No. 66, Abstract Number 162, Travis County, Texas generally located at 3315 East Pecan Street from Urban Center Level 5 (CL5) to Campus Industrial (CI) district; to be known as the 3315 East Pecan Street Rezoning (REZ2024-00398); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.
- Ms. Evans read the caption of the ordinance. Mr. Weiss stated he wanted to restate his objection to the rezoning. Mayor Gonzales approved the ordinance on third reading. Mr. Rogers seconded the motion. The vote was as follows: Mr. Weiss - no, Mayor Gonzales - yes, Mayor Pro Tem Holiday - yes, Mr. Rogers -

yes, Ms. Ryan - yes, Mr. Metayer - absent. The motion carried.

5D. [2025-0407](#)

Approving a conditional purchase agreement and associated conveyance documents between Robin Weiss Faulk Trust (Parcel 4A) and the City of Pflugerville as necessary to acquire real property interests for the Weiss Lane and Pecan Street Water Line Project, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Ms. Ryan asked about the extension of time needed due to a delay and how to avoid it in the future. Ms. Morrison discussed the history of working with the development and making sure that there are other instruments in the future to ensure that schedules align. Mr. Weiss asked about the timing for this item. Ms. Morrison provided information stating it is needed now to keep the process moving. Mr. Rogers moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

5E. [2025-0517](#)

Approving a conditional purchase agreement and associated conveyance documents between BHA Pflugerville, LLC (Parcel 4B) and the City of Pflugerville as necessary to acquire real property interests for the Weiss Lane and Pecan Street Water Line Project, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Rogers moved to approve the item. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

5H. [2025-0493](#)

Approving the Master Plan for Old Town Park, located at 200 W Hoopes Ave.

Ms. Evans read the item. Mr. Rogers stated the plan is impressive but seems too big for the area. Ms. Ryan stated she shares those concerns and discussed the amount spent on a one acre park. Discussion followed regarding bringing forward a bond for funding. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. The vote was as follows: Mr. Metayer - yes, Mayor Gonzales - yes, Mr. Rogers - no, Mr. Weiss - yes, Ms. Ryan - no, Mayor Pro Tem Holiday - yes. The motion carried.

5J. [2025-0498](#)

Approving a construction contract with Garney Companies, Inc. in the amount of \$9,185,585.89 for the Sorento Wastewater Interceptor Phase 2 project, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Dunsworth reviewed the contract for the Sorento Wastewater Interceptor and stated it takes two lift stations out of service. Mr. Weiss asked if also takes the force main offline. Mr. Dunsworth confirmed it does. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

5L. [2025-0506](#)

Approving a check request to TxDOT in the amount of \$50,011 for construction costs related to the Traffic Signal System Improvement Implementation - Transportation Alternatives Set-Aside (TASA) ADA Project, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Ms. Ryan asked for clarification regarding the flow of money. Mr. Magee provided information about how the money will be

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

5M. [2025-0513](#)

Approving the purchase of trail and accessibility improvements along the Mountain Creek Trail, located behind Ambrose Dr., by Fun Abounds, Inc. in the amount of \$283,856, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Rogers reviewed the contract and discussed items that he would like to be reviewed including restocking fees, force majeure clause, and site access provision. Mr. Rogers moved to postpone the item. Mayor Gonzales seconded the motion. The vote was as follows: Mayor Gonzales - yes, Mr. Rogers - yes, Mr. Metayer - yes, Mayor Pro Tem Holiday - yes, Ms. Ryan - yes, Mr. Weiss - no. The motion carried and the item was postponed to the following council meeting.

5N. [RES-1330](#)

Approving a resolution authorizing the City Manager to apply for and to accept, if awarded, a Fiscal Year 2026 Project Safe Neighborhood (PSN) Grant award in the amount of \$84,000.00 from the Office of the Governor for sustainment funding of the Pflugerville Police Department's Automated License Plate Reader program.

Ms. Evans read the item. Mr. Rogers asked if there is any concern about an impact to effectiveness if it is not adopted by all surrounding cities. Ms. Breland confirmed there is not. Mr. Metayer stated the program has done well keeping the community safe. Mr. Rogers moved to approve the item. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

9. Adjourn

Mayor Gonzales adjourned the meeting at 9:55pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on July 8, 2025.