



City of Pflugerville

Minutes - Final

City Council

Tuesday, June 8, 2021

6:00 PM

100 East Main Street, Suite 500

Worksession

1. Call to order

Mayor Victor Gonzales called the worksession to order at 6:00p.m. Councilmembers Doug Weiss, Ceasar Ruiz, Mike Heath, David Rogers, and Rudy Metayer were in attendance. Mayor Pro Tem Peña was absent. City staff attending: Sereniah Breland, City Manager; Roxana Stevens, Assistant City Attorney; Trey Fletcher, Deputy City Manager; James Hartshorn, Assistant City Manager; Amy Giannini, Assistant City Manager; Trista Evans, Deputy City Secretary; Emily Barron, Planning and Development Services Director; Brandon Pritchett, Public Utility Director; Melissa Moore, Finance Director; Nicole Little, Business Process Analyst; Jason Smith, Acting Police Chief; Jennifer Griswold, Library Director; Breanna Higgins, Intern; Wade Maness, Videography Multimedia Specialist.

2. Discuss only

2A. [2021-0439](#)

Discuss land use and economic development elements for the Aspire Pflugerville 2040 Comprehensive Plan.

Ms. Barron introduced Chance Sparks with Freese and Nichols and Travis James with TXP. Mr. Sparks gave a presentation on Aspire 2040 Land Use Goals. Mr. Metayer asked how the pandemic has changed the formula for office space needs. Mr. Sparks stated it has varied by geography and seeing changes in how the office is designed. Mr. James stated people still need a dedicated space and will want to go back to the office, seeing increasing square feet in work area. Discussion followed regarding a hybrid remote work and in office work setting moving forward. Mr. Weiss stated there needs to be a policy conversation about how to leverage the tools in the ETJ. Mr. Heath asked about the mix of land uses and the appropriate tools. Discussion followed regarding partnering with the county and finding mutual benefit for everyone involved.

Mr. Sparks providing information on the Land Use Map. Mr. Heath asked about developable land percentages. Mr. Sparks provided information and discussion followed about commercial elements of areas. Mr. Sparks stated it sounds like the council wants to look at 973 for development and asked if looking for continuous or heat map type of environment. Mr. Rogers stated the continuous environment burns people out and the heat map idea seems more sustainable for development. Mr. Weiss stated areas of commercial identity and residential identity would keep gaps out of the corridor. Mr. Sparks asked if the goal was to pull people into Pflugerville, there was consensus. Mr. Metayer stated

wanting things that attract people to the city and also something to be proud of. Mr. Sparks stated a lot of infrastructure is involved and asked if the council is comfortable with higher cost of service. Mr. Heath stated that was what part of the discussion and presentation was about. Mr. Rogers stated it looks like Pflugerville Parkway is the east/west connector.

Mr. James gave a presentation on the Fiscal Impact Analysis as an economic development issue. Mr. Metayer stated needing more time to talk about these things. Mr. Weiss stated much of it is a joint session with PCDC and there is a challenge motivating land owners. Mr. Heath stated they are asking taxpayers to invest in the city's future.

- 2B. [2021-0570](#) Discussion regarding the future of composting at the Central Wastewater Treatment Plant.

Presentation and discussion on the item took place during item 14C. in the regular meeting.

3. Adjourn

Mayor Gonzales adjourned the worksession at 6:56p.m.

Respectfully submitted,

Trista Evans
Deputy City Secretary

Approved as _____ on June 22, 2021