



# City of Pflugerville

## Meeting Agenda - Final

### City Council

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Tuesday, September 12, 2023

7:00 PM

1611 Pfennig Lane

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#### Regular Meeting

#### 1. Call to Order

#### 2. Opening

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

B. Pledge of Allegiance to the Texas State Flag

C. Moment of Silence

#### 3. Public Comment

In accordance with the Texas Attorney General's Opinion, any public comment that is made on an item that is not on the published final agenda will only be heard by the City Council. No formal action, discussion, deliberation, or comment will be made by the City Council. Each person providing public comment will be limited to 3 minutes.

#### 4. Presentations

4A. [2023-0073](#) Mayor's proclamation declaring September 15, 2023 to October 15, 2023 as Hispanic Heritage Month in the City of Pflugerville.

4B. [2023-0839](#) Mayor's proclamation declaring September 12, 2023 as Pfood Pfairness Day in the City of Pflugerville.

#### Reading of the Consent Agenda

The following items may be acted upon in a single motion. No separate discussion or action on any of these items will be held unless requested by a member of the City Council. Public comment on consent agenda items may be heard without removing the item from the consent agenda. Each person providing public comment will be limited to 3 minutes.

#### 5. Other Actions

5A. [ORD-0745](#) Approving an ordinance on first reading for the 2023 Annual Update to the Service and Assessment Plan and Assessment Roll for the Martin Tract

Public Improvement District including the collection of the 2023 annual installments.

- 5B.** [ORD-0725](#) Approving an ordinance on second 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 changing the zoning designation of approximately 5.05 acres of unplatted land situated in the Jacob Casner Survey No. 9, Abstract No. 2753, in Travis County, Texas from Agriculture/Development Reserve (A) to Retail (R); to be known as the 1718 Rowe Lane Rezoning (2023-5-REZ); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 5C.** [ORD-0732](#) Approving an ordinance on second reading with the caption reading: An Ordinance amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 153, Planning, by repealing and replacing the 2021 Updated Water Master Plan and 2021 Updated Wastewater Master Plan adopted by Ordinance No. 1438-20-04-14 and as referenced in the adoption of the Aspire Pflugerville 2040 Comprehensive Plan by Ordinance No. 1545-22-04-26; providing for a severability; and providing an effective date.
- 5D.** [ORD-0739](#) Approving an ordinance on second reading with the caption reading: An Ordinance amending Chapter 153 of the Code of Ordinances for the City of Pflugerville, Texas, by amending the Aspire Pflugerville 2040 Comprehensive Plan and adopting the Drainage Master Plan dated August 2022; Providing for severability; and providing an effective date.
- 5E.** [ORD-0740](#) Approving an ordinances on second 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 changing the zoning designation of approximately 1.21- acres of platted land known as Lot 2, Block A of the Springbrook II Business Park, Travis County, Texas, from Light Industrial (LI) to General Business 2 (GB2); to be known as the 1950 Picadilly Drive Rezoning (2023-6-REZ); Providing for Repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 5F.** [ORD-0743](#) Approving an ordinance on second reading with a caption reading: An Ordinance of the City of Pflugerville adopting the 2014 Engineering Design Manual and Construction Standards to include Construction Standard Details, as previously adopted by City Council by Ordinance No. 1206-15-02-24, as amended; replacing all engineering and construction standards in conflict; providing a savings clause; providing for severability; and providing an effective date.
- 5G.** [ORD-0735](#) Approving an ordinance on second reading with the caption: An ordinance of the City of Pflugerville, Texas, annexing, for full purposes, a 15.84-acre tract of land situated in the Zimpelman & Bergen Survey, Section No. 285,

Abstract No. 2370, in Travis County, Texas. The property is located at 17409 Cameron Road. Extending the boundaries of the city to include the land; and to be zoned Agriculture/Development Reserve (A); to be known as Meadowlark Preserve Annexation (2023-2-ANX); Binding the land to all of the acts, ordinances, resolutions and regulations of the city; approving a service plan; providing for severability; and providing an effective date.

- 5H.** [ORD-0737](#) Approving an ordinance as amended on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas Adopting the Pflugerville Fee Schedule; Amending Certain Fees and Establishing Costs and Fees Charged by the City of Pflugerville; Providing for a Penalty for a Violation of Section 10.99 of the City Code of Ordinances; and Declaring an Effective Date.
- 5I.** [ORD-0742](#) Approving a postponement of an ordinance on first reading to September 26, 2023 with a caption reading: An Ordinance of the City of Pflugerville, Texas, Amending Title XV, Land Usage, Chapter 157, Unified Development Code, adopted by Ordinance No. 1073-11-04-12 of the City of Pflugerville, Texas, as amended, by repealing and replacing Subchapter 4.4, Corridor Districts (CL3, CL4, CL5); amending Subchapter 9, Architectural, Site Design, and Layout Provisions, creating 9.10 Corridor District Design Standards; amending Subchapter 11, Landscaping and Screening Standards; and amending Subchapter 20, Definitions, as shown in Exhibits A, B, C, and D; to be known as the Corridor District Text Amendments; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date.
- 5J.** [2023-0832](#) Approving the minutes of the August 22, 2023 Worksession, August 22, 2023 Regular Meeting, and August 28, 2023 Special Meeting.
- 5K.** [2023-0792](#) Approving a conditional purchase agreement and associated conveyance documents between Vera Lee Witte Hamann (Parcel No. 24) and the City of Pflugerville as necessary to acquire real property interests for the Kelly Lane Phase 3 Project and authorizing the City Manager to execute the same.
- 5L.** [2023-0793](#) Approving a conditional purchase agreement and associated conveyance documents between The Madison Family Trust (Parcel No. 37 & 38) and the City of Pflugerville as necessary to acquire real property interests for the Secondary Colorado River Raw Water Line Project, and authorizing the City Manager to execute the same.
- 5M.** [2023-0838](#) Approving the Enterprise Fleet Management Purchase vehicle bill of sale in the amount of \$61,195.56 and authorizing the City Manager to execute same.
- 5N.** [2023-0840](#) Approving an encroachment agreement and related documents with Enterprise Products for a natural gas line associated with the Secondary Colorado River Raw Water Line project, and authorizing the City Manager

to execute the same.

- 5O. [2023-0845](#) Approving an Interlocal Agreement between City of Pflugerville and City of Austin for emergency medical services oversight and authorizing the City Manager to execute same.
- 5P. [2023-0846](#) Approving a five-year agreement in the amount \$219,180 with Canon for the leasing of multifunctional copiers utilizing DIR contract DIR-CPO-4437 and authorizing the City Manager to execute the same.
- 5Q. [RES-1139](#) Approving a resolution authorizing the Chief of Police to officially retire police canine Lubo and transfer ownership of canine Lubo to his handler, Officer Glenn Hodgson for the customary price of one dollar and providing an effective date.
- 5R. [RES-1138](#) Approving an extension of the required 60-day public hearing period required by Subchapter 3.4 for a proposed Comprehensive Plan Amendment known as the NewGrowth Comprehensive Plan Amendment (2022-2-CPA) for property located at the northeast corner of Immanuel Rd and Wells Branch Pkwy.

## Action on the Consent Agenda

Items pulled from the consent agenda will be addressed under Item 10.

### 6. Budget and Finance

- 6A. [2023-0733](#) Conduct a public hearing on the proposed property tax rate of \$0.5362.
- 6B. [ORD-0736](#) Discuss and consider action to approve an ordinance on first and final reading with the caption reading: An Ordinance of the City of Pflugerville, Texas adopting the Fiscal Year 2024 Budget for the City of Pflugerville, Texas.
- 6C. [RES-1136](#) Discuss and consider action to approve a resolution ratifying the property tax increase reflected in the City's FY24 operating budget.
- 6D. [ORD-0738](#) Discuss and consider action to approve an ordinance on first and final reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Tax Levy Ordinance of the City of Pflugerville, Texas for Fiscal Year 2024.

### 7. Public Hearings and Ordinances

- 7A. [ORD-0744](#) 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 changing the zoning designation of an

approximately 97.882-acre tract of land and an approximately 0.224-acre tract of land generally located at the southeastern intersection of Cameron Road and Jesse Bohls Road from the Agriculture/Development Reserve (A) district to Planned Unit Development (PUD) district, with a base zoning designation of Single-Family Residential and Single Family Mixed-Use, to be known as the Meadowlark Preserve PUD (2023-1-PUD); Providing for Repeal of conflicting ordinances; providing for severability; and providing an effective date.

- 7B.** [ORD-0749](#) Conduct a public hearing and consider approving an ordinance on first reading with the caption reading: An Ordinance amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 153, Planning, by repealing and replacing the 2011 Parks, Recreation, and open space master plan adopted by resolution No. 1285-11-05-24-0037 with the 2023 Parks, Recreation, and Open Space Master Plan; providing for severability; and providing an effective date.

## **8. Supplemental Agenda**

## **9. Regular Agenda**

- 9A.** [2023-0844](#) Discuss and consider action regarding food trucks on city leased property at 103 N. Railroad.
- 9B.** [2023-0841](#) 1.) Executive Session Item: Discussion in accordance with Texas Government Code Section 551.072 Deliberation regarding Real Property and Section 551.071 Consultation with Attorney related to Downtown East development. 2.) Open Session Item: Discuss and consider action regarding Downtown East development.
- 9C.** [2023-0865](#) 1.) Executive Session Item: Discussion in accordance with Texas Government Code Section 551.072 Deliberation regarding Real Property related to acquisition of right of way. 2.) Open Session Item: Discuss and consider action regarding acquisition of right of way.
- 9D.** [2023-0867](#) 1.) Executive Session Item: Discussion in accordance with Texas Government Code 551.071 Consultation with City Attorney regarding contractor performance under the Allegiance Mobile Health Agreement. 2.) Open Session Item: Discuss and consider action regarding Allegiance Mobile Health agreement.
- 9E.** [2023-0822](#) Discussion regarding the proposed Transit Development Plan Study.
- 9F.** [2023-0791](#) Discussion regarding the 2020 General Obligation Bond Transportation and Parks projects.
- 9G.** [2023-0736](#) Conduct a presentation from Allegiance Mobile Health.
- 9H.** [2023-0672](#) Conduct a presentation from Waste Connections Lone Star, Inc.

**10. Discuss and Consider Items Pulled from Consent Agenda****11. Adjourn**

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

This is to certify that a copy of this agenda for this meeting was posted on the bulletin board located at the City Municipal Building on September 8, 2023 at 5:00 PM pursuant to Section 551.041, Government Code.

Trista Evans, City Secretary

The City of Pflugerville is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please contact Breanna Higgins at [breannah@pflugervilletx.gov](mailto:breannah@pflugervilletx.gov) or 512-990-6129 for information. Hearing-impaired or speech-disabled persons equipped with telecommunications devices for the deaf may call 7-1-1 or may utilize the statewide Relay Texas program at 1-800-735-2988.