



City of Pflugerville

Meeting Agenda - Final

City Council

Tuesday, September 26, 2023

7:00 PM

1611 Pfennig Lane

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. [2023-0072](#) Mayor's proclamation declaring Tuesday, October 3, 2023 as National Night Out in the City of Pflugerville.

4B. [2023-0432](#) Mayor's proclamation declaring September 25 - 29, 2023 as Finance and Accounting Appreciation Week 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-0744](#) Approving an ordinance on second 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 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.

- 5B.** [ORD-0745](#) Approving an ordinance on second reading with the caption reading: An ordinance approving 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.
- 5C.** [ORD-0749](#) 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 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.
- 5D.** [2023-0890](#) Approving the minutes of the September 12, 2023 Worksession, and September 12, 2023 Regular Meeting.
- 5E.** [2023-0842](#) Approving the purchase of construction services from Fun Abounds, Inc. for the Park Maintenance Pole Barn Project at 1849 Park in the amount of \$193,428 and authorizing the City Manager to execute the same.
- 5F.** [2023-0877](#) Approving a lease agreement with Williams Scotsman, Inc. for three (3) office space trailers to be placed at the current Public Works Facility in the amount of \$197,435, and authorizing the City Manager to execute the same.
- 5G.** [2023-0895](#) Approving an updated credit agreement for roadway impact fees with HEB in the amount of \$2,502,781.62 for the construction of an extension of Colorado Sand Drive south of E. Pflugerville Pkwy, construction of a traffic signal at E. Pflugerville Pkwy and Colorado Sand Drive, and construction of an extension of Utah Sands Drive, all located generally southeast of E. Pflugerville Pkwy and SH 130; and authorizing the City Manager to execute the same.
- 5H.** [2023-0898](#) Approving Pflugerville the Trail Capital of Texas Branding.
- 5I.** [RES-1140](#) Approving a resolution with the caption: A resolution of the City Council of the City of Pflugerville, Texas, authorizing the acceptance, in accordance with City parkland dedication requirements and through special warranty

deed, of certain real property described as Lot 59, Block A, Final Plat of Vine Creek, Phase 1 A subdivision in Travis County, Texas, recorded in Document No. 201900193 of the official public records of Travis County, Texas; Lot 18, Block A, Final Plat of Vine Creek, Phase 2, A subdivision in Travis County, Texas, Recorded in Document No. 202100016 of the official public records of Travis County, Texas; Lots 14 and 60, Block L, Final Plat of Vince Creek Phase 7, a subdivision in Travis County, Texas, Recorded in Document No. 202100210 of the Official Public Records of Travis County, Texas; and Lot 59, Block L, Final Plat of Vine Creek, Phase 6, a subdivision in Travis County, Texas, Recorded in Document No. 202200107 of the Official Public Records of Travis County, Texas, and directing and authorizing the City Manager and City Attorney to take all necessary actions to complete the land conveyance to the City.

- 5J. [RES-1145](#) Approving a resolution authorizing the City Manager to enter into a license agreement for the maintenance of the Vine Creek public parkland by the homeowner's association; and providing an effective date.
- 5K. [RES-1144](#) Approving a resolution approving the Pflugerville Connect Transit Development Plan.
- 5L. [RES-1143](#) Approving a resolution establishing Roadway Impact Fee Guidelines to assist with the implementation of Chapter 152, Subchapter B, Roadway Impact Fee Ordinance.

Action on the Consent Agenda

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

6. Public Hearings and Ordinances

- 6A. [ORD-0748](#) Conduct a public hearing and consider approving an ordinance on first reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending the City's Code of Ordinances, Chapter 152, Subchapter B. Roadway Impact Fees to include an updated roadway impact fee service area map and approving a Roadway Impact Fee Study 2023 Update incorporated herein; containing severability and repealer clauses; and providing an effective date.

7. Regular Agenda

- 7A. [ORD-0742](#) Discuss and consider approving an ordinance on first reading 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.

- 7B.** [2023-0896](#) Discuss and consider action to approve an addendum to the Lease Agreement with D.J.R. Investments, Wordyisms, to allow food truck vendors for city sponsored events, and authorizing the City Manager to execute the same.
- 7C.** [2023-0901](#) Discuss and consider action to appoint a delegate to participate at the 2023 Texas Municipal League Annual Business Meeting on behalf of the City of Pflugerville.
- 7D.** [2023-0913](#) Discussion regarding the Pflugerville Community Development Corporation (PCDC) Comprehensive Economic Development Strategic Plan 3.0 (CEDS 3.0).
- 7E.** [2023-0112](#) Conduct a presentation on the People and Culture Department.
- 7F.** [2023-0909](#) 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.
- 7G.** [2023-0920](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code regarding litigation: Cause No. D-1-GN-21-003845; *David Rogers, et al. v. Travis County Emergency Services District No. 17, et al*; in the 200th Judicial District Court of Travis County, Texas appealed to the Third Court of Appeals of the State of Texas, Cause No. 03-21-00469-CV. 2.) Open Session Item: Discuss and consider action regarding litigation: Cause No. D-1-GN-21-003845; *David Rogers, et al. v. Travis County Emergency Services District No. 17, et al*; in the 200th Judicial District Court of Travis County, Texas appealed to the Third Court of Appeals of the State of Texas, Cause No. 03-21-00469-CV.
- 7H.** [2023-0824](#) 1.) Executive Session Item: Discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code regarding performance evaluation of the City Manager. 2.) Open Session Item: Discuss and consider action regarding the performance evaluation of the City Manager.

8. Discuss and Consider Items Pulled from Consent Agenda

9. 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 22, 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 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.