



City of Pflugerville

Minutes - Final

City Council

Tuesday, July 25, 2023

5:00 PM

1611 Pfennig Lane

Worksession

Public comment will be allowed in person at the Regular Meeting scheduled to begin at 7:00p.m.

1. Call to Order

Mayor Victor Gonzales called the worksession to order at 5:00pm. Mayor Pro Tem Doug Weiss and Councilmembers Ceasar Ruiz, Jim McDonald, and David Rogers were in attendance. Councilmember Kimberly Holiday joined the meeting at 5:03pm. Councilmember Rudy Metayer was not in attendance.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Trista Evans, City Secretary; Charles Zech, City Attorney; Jeremy Frazzell, Planning and Development Services Director; Robyn Miga, Assistant Planning and Development Services Director; Cassie Balderas, Public Information Officer; Brandon Pritchett, Public Utility Director; Jason O'Malley, Police Chief.

2. Discuss Only

2B. [2023-0666](#) Discussion regarding the Unified Development Code amendments.

Mayor Gonzales opened the item for discussion. Chance Sparks with Freese and Nichols reviewed updated corridor definition, new residential categories, permitted use table updates, and answered questions from council. Mr. Sparks discussed development regulations, drainage pond regulations, and answered questions about street furniture. Mayor Pro Tem Weiss asked about keeping the commercial component included. Mr. Sparks discussed land used conditions. Mr. Rogers asked about amenity centers and drive-thru requirements to require on-site consumption.

Mr. Sparks discussed frontage standards and multi-family standards. Mr. Frazzell discussed mixed-use standards and working with the development community. Mr. Sparks stated that changing one part of the code impacts other sections and reviewed architectural and parking standards. Mayor Pro Tem Weiss asked if the conditions are tight enough for the commercial component. Mr. Frazzell discussed the conditions of urban multi-family to also have a commercial element. Discussion followed regarding residential and commercial components.

2A. [2023-0661](#) Discussion with the Equity Commission regarding Equity Commission pillars and duties.

Mayor Gonzales opened the item for discussion. Equity Commission members present: Victor To, Sabrina Vargas, Daisy Delgado Castillo, Claudia Yanez, Catrina Whitman, David Hill.

Mayor Gonzales stated that City Council would like to hear from the Equity Commission where they are, what they have accomplished, and what they see as their role. Mr. To discussed the Equity Commission as a unique commission and stated they are still trying to figure out how to structure everything. Mr. McDonald stated he wants to hear about their accomplishments. Mr. Hill discussed his experience on the board and some frustrations. Mayor Pro Tem Weiss talked about providing recommendations to council. Mr. To discussed previous recommendations that had been provided. Ms. Yanez discussed function as oversight and providing accountability and stated listening to speakers can be beneficial as well as PF101 participation. Ms. Vargas discussed getting more people involved. Ms. Delgado Castillo discussed difficulty with turnover and the listening tour project. Ms. Whitman discussed getting to the point of being effective again. Discussion followed regarding the importance of listening tours with the community.

Mayor Gonzales discussed using council as a resource. Mr. McDonald discussed focusing on one goal. Mayor Pro Tem Weiss stated discussion with the community are vital. Mr. Ruiz recommended subcommittees so people can focus on what they are passionate about. Mayor Gonzales discussed their role in leading a project or initiative that makes a difference in the community. Mr. Rogers asked about neighborhoods that need more attention. Mr. To stated the commission may come back to council for feedback as they find projects the commission is passionate about.

2C. [2023-0654](#)

Discussion regarding city owned and leased land in Downtown Pflugerville.

Mayor Gonzales opened the item for discussion. Ms. Barron reviewed city owned and leased land in Downtown Pflugerville. Ms. Barron reviewed the current uses for each location and the proposed uses for food trucks, events, or remaining vacant. Ms. Holiday asked about the marketing if there is a food truck park. Ms. Barron provided information about a possible lease system. Mayor Pro Tem Weiss asked what kind of events would be held. Ms. Barron provided information about proposals. Discussion followed regarding setting up for food trucks. Mr. McDonald stated in the long term the parking lot should be set up to allow for food trucks. Ms. Barron reviewed keeping the Gin Tract area open to events in the short term and maintaining the Wordyisms location for staff and special events.

3. Adjourn

Mayor Gonzales adjourned the worksession at 6:46pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on August 8, 2023.