



City of Pflugerville

Meeting Agenda - Final

City Council

Tuesday, January 25, 2022

7:00 PM

100 East Main Street, Suite 500

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. Items of Community Interest

Pursuant to Texas Government Code Sec. 551.0415, a member of the governing body may make an announcement about items of community interest during a meeting of the governing body without having given notice of the subject of the announcement. "Items of community interest" includes:

- (1) expressions of thanks, congratulations, or condolence;
- (2) information regarding holiday schedules;
- (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- (4) a reminder about an upcoming event organized or sponsored by the governing body;
- (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and
- (6) announcements involving an imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

4. Presentation

4A. [2022-0053](#) Discuss and consider options for public transportation in Pflugerville.

4B. [2022-0137](#) Presentation regarding the Downtown East Project.

5. Public Hearing and Ordinance First Readings

- 5A.** [ORD-0611](#) 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 approximately 5.011-acres of land, being out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) District to Single-Family Mixed-Use (SF-MU) District; to be known as the 2118 Rowe Loop Rezoning (REZ2101-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 5B.** [ORD-0612](#) 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 approximately 5.05-acres of land, being out of the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) District to Single-Family Mixed-Use (SF-MU) District; to be known as the 1741 Rowe Loop Rezoning (REZ2101-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 5C.** [ORD-0631](#) 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 approximate 20-acre tract of land situated in the E. Kirkland Survey, Abstract No. 458, Section No. 7, in Pflugerville, Texas, from Agriculture/Development Reserve (A) District to Corridor Urban Level 4 (CL4) District; to be known as the Weiss Lane Mixed Use Rezoning (REZ2111-02); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 5D.** [ORD-0632](#) 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 a medical office complex on an approximately 1.372 acres tract of land zoned Falcon Pointe Planned Unit Development (PUD) district located at the northeast corner of the Colorado Sand Dr and E. Pflugerville Pkwy intersection known as Tract 1: Commercial Lot 2, in the Falcon Pointe-Section 19 Subdivision, Pflugerville, TX to be known as the Pflugerville Medical Complex Specific Use Permit (SUP2111-02); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.
- 5E.** [ORD-0635](#) 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 approximately 19.81 acres, of unplatted land situated in the Edward Flint Survey No. 11, in Travis County, Texas, from Agriculture/Development Reserve (A) to Public Facilities & Open Space (PF); to be known as the Camp Doublecreek rezoning (REZ2111-01); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date

6. 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.

7. Discuss and Consider Action

- 7A. [2022-0103](#) Conduct introductions and take action to make appointments to the Board of Adjustment for up to one regular members for a two year term beginning January 1, 2022 and two alternate members with two year terms beginning January 1, 2022.

8. Ordinance First Readings

- 8A. [ORD-0623](#) Discuss and consider action to approve an ordinance on first reading 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 approximately 17.466 acres, of unplatted land situated in the Edward Flint Survey No. 11, In Travis County, Texas, from Agriculture/Development Reserve (A) to Multi-Family-10 (MF-10); to be known as the Weiss/Kelly Rezoning (REZ2111-01); Providing for Repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 8B. [ORD-0637](#) Discuss and consider action to approve an ordinance on first 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 amending the Lakeside Meadows Planned Unit Development (PUD) district approved in Ordinance No. 1427-20-01-28, by adjusting the boundary by adding and rezoning approximately 1.4 acres from Urban (Level 4: CL4) district to Planned Unit Development (PUD) district, removing and rezoning approximately 2.6 acres from Planned Unit Development (PUD) to Urban (Level 4: CL4) district, and amending the development regulations for the approximately 416 acres of land out of the W. Caldwell Survey, Section No. 66, Abstract No. 162, the E. Kirkland Survey, Abstract No. 458, and the J.P. Sherwood Survey, all in Travis

County, Texas, to continue to be known as the Lakeside Meadows Planned Unit Development (PUD) district (REZ2106-03); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

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.

9. Ordinances First Reading

- 9A. [ORD-0638](#) Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Adopting the second amendment the Fiscal Year 2021 Budget for the City of Pflugerville, Texas; and providing an effective date.
- 9B. [ORD-0641](#) Approving an ordinance on first reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Adopting the first amendment the Fiscal Year 2022 Budget for the City of Pflugerville, Texas; and providing an effective date.

10. Ordinances Second Reading

- 10A. [ORD-0621](#) Approving an ordinance on second reading with the caption reading: An ordinance levying special assessment for, and apportioning the costs of, certain improvement to property in and for the Martin Tract Public Improvement District; Fixing a charge and lien against all properties withing the district, and the owners thereof; Providing for the manner and method of collection of such assessments; Making a finding of special benefit for property in the district and the real and true owners thereof; Approving a service and assessment plan; Providing a severability clause; and Providing an effective date.
- 10B. [ORD-0634](#) Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, Amending the City of Pflugerville, Texas Code of Ordinances, by amending Title VII Traffic Code, Chapter 71 Parking Regulations, Section 71.05 Parking prohibited in certain designated areas by establishing an additional No Parking Zone on 10th Street; Providing for a violation of Section 71.05 as a misdemeanor and a fine amount not to exceed \$500.00; Providing that this Ordinance shall be cumulative; Repealing all Ordinances to the extent they are in conflict; Providing for severability; and providing an effective date.

11. Approval of Minutes

- 11A. [2022-0106](#) Approval of the minutes of the January 11, 2022 Worksession and Regular Meeting and January 18, 2022 Worksession.

12. Resolutions

- 12A. [RES-0954](#) Approving a resolution with the caption reading: A Resolution of the City of Pflugerville, Texas authorizing the vacation, abandonment and release of a portion of an existing Public Drainage Easement granted to the City by easement recorded in Travis County Real Property Records Document No. 2013220058. (Located on the west side of S. Heatherwilde Boulevard just north of Wells Branch Parkway)
- 12B. [RES-0955](#) Approving a resolution with the caption reading: A Resolution of the City of Pflugerville, Texas Accepting a Stormwater Facilities Maintenance Covenant, License and Agreement for Basis Pflugerville Charter School Pond Maintenance between Basis Texas Charter Schools ("Owner") and the City of Pflugerville ("City"). (Located at the northeast corner of 10th Street and Wells Branch Parkway)
- 12C. [RES-0956](#) Approving a resolution with the caption reading: A Resolution of the City of Pflugerville, Texas accepting Stormwater Facilities Maintenance Covenants, Licenses and Agreements for Wilke Multi-Family Ponds Maintenance between CH Reality IX-OP II MF Austin Wilke, L.P., a Delaware limited partnership ("Owner") and the City of Pflugerville ("City"). (Located on the south side of Wiles Lane approximately one third of a mile east of Huntingtower Castle Boulevard)
- 12D. [RES-0962](#) Approving a resolution with the caption reading: A Resolution of the City of Pflugerville, authorizing the filing of a grant application with the Capital Area Council of Governments for a regional solid waste grants program grant; and authorizing staff to act on behalf of City of Pflugerville Recycle Center in all matters related to the application.

13. Other Actions

- 13A. [2022-0101](#) Authorizing the City Manager to enter into a lease agreement for a temporary power generator for the Lake Pump Station to United Rentals in the amount of \$144,613.81 using their Sourcewell Cooperative purchasing agreement.
- 13B. [2022-0102](#) Approving a contract with Dupont/Memcor in the amount of \$635,100.00 to serve as the membrane supplier for the Surface Water Treatment Plant Expansion Project and authorizing the City Manager to execute the same.
- 13C. [2022-0118](#) Approving a Professional Services Agreement with AGCM, Inc. in the amount of \$133,214 to provide Owner's Representative Services for the City Hall Project and authorizing the City Manager to execute the same.

- 13D. [2022-0121](#) Approving a Public Improvement District (PID) Reimbursement Agreement for the Martin Tract PID and authorizing the City Manager to execute the same.
- 13E. [2022-0125](#) Authorizing the City Manager to approve the addition of twenty (20) Ford Police Interceptor Utility Patrol vehicles to the City's current leasing agreement with Enterprise Fleet Management.
- 13F. [2022-0123](#) Approving payment of judgment from Cash Construction Company, Inc. vs. the City of Pflugerville case and authorizing the City Manager to execute associated documents.

Action on the Consent Agenda

14. Resolutions

- 14A. [RES-0948](#) Discuss and consider action to approve a resolution approving the third amendment to the Carmel development agreement between the City of Pflugerville and CE Development, Inc. authorizing additional revisions to the original agreement regarding layout adjustments and annexation and authorizing the City Manager to execute the same.

15. Discuss and Consider Action

- 15A. [2022-0113](#) Discuss and consider action to award a construction contract for the 2.0 Million Gallon Elevated Storage Tank to Landmark Structures I, L.P., in the amount of \$6,846,000.00 and authorizing the City Manager to execute same.
- 15B. [2022-0127](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code for discussion regarding Acadian contract. 2.) Open Session Item: Discuss and consider action regarding Acadian contract.

16. Adjourn

Executive sessions held during this meeting will take place in Suite 500 or Suite 300, at the discretion of the City Council.

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code. Action, if any, will be taken in open session.

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.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Sereniah Breland, City Manager

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 January 21, 2022 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 Ali Abdelfattah, Americans with Disabilities Act (ADA) Coordinator, at alia@pflugervilletx.gov or 512-990-6300 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.

