



City of Pflugerville

Minutes - Final

City Council

Friday, July 30, 2021

10:00 AM

Courtyard by Marriott, 16100 Impact Way

Worksession

1. Call to order

Councilmember Doug Weiss called the meeting to order at 11:15am. Councilmembers Ceasar Ruiz, David Rogers, and Mike Heath were in attendance. Mayor Pro Tem Omar Peña and Councilmember Rudy Metayer joined the meeting at 1pm.

City employees in attendance: Sereniah Breland, City Manager; Trey Fletcher, Deputy City Manager; Amy Giannini, Assistant City Manager; James Hartshorn, Assistant City Manager; Charles Zech, City Attorney; Trista Evans, City Secretary; Emily Barron, Planning and Development Services Director; Patricia Davis, City Engineer; Jeremy Frazzell, Assistant Planning Director; Melissa Moore, Finance Director; Erin Sellers, Principal Planner; Breanna Higgins, Intern; Kristen Gummelt, Planner; Alicia Lundy-Moore, Planner. PCDC Board members in attendance: Ken Dalfonso, George Vande Werken, Anthony Nguyen, Jim McDonald, Anita Husen.

2. 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.

3. Discuss only

3A. [2021-0792](#)

Discuss the comprehensive plan process, established vision and goals direction, and relationship to established economic development vision and goals.

A quorum of the city council was not present for this item, PCDC held discussion in their posted worksession.

3B. [2021-0793](#)

Discuss approaches to economic development relevant to the comprehensive plan, including methods to bridge real or perceived gaps between the market and vision.

Travis James with TXP and Chance Sparks with Freese and Nichols provided information and discussion followed regarding office space needs and the goals of economic development. There was additional discussion regarding

130 Commerce Park and public private partnerships.

Councilmember Weiss called a one hour recess at 12:00pm.

3C. [2021-0794](#)

Discuss the land use and fiscal performance relationship, and application to high-level comprehensive planning.

Councilmember Weiss called the meeting back to order at 1:00pm. Mayor Pro Tem Peña and Councilmembers Rudy Metayer, David Rogers, Ceasar Ruiz, and Mike Heath were in attendance. Mr. Sparks discussed future land use categories and the compatibility of new users. Discussion followed regarding what the corridors should look like, current layout and build out options. Dan Sefko with Freese and Nichols discussed housing trends and demands. Mr. Weiss discussed investments in temporary infrastructure. Mr. Heath discussed planning and prioritization. Mr. James provided information regarding the fiscal analysis estimate and answered questions from council.

Mr. Weiss called a recess at 2:20pm.

3D. [2021-0795](#)

Discuss approaches to extraterritorial jurisdiction (ETJ) management to advocate comprehensive plan vision and goals, recognizing the changing legislative landscape.

Mr. Weiss called the meeting back to order at 2:28pm. Mr. Metayer returned at 3:39pm.

Mr. Sefko opened the discussion about decisions on how to serve the extraterritorial jurisdiction with infrastructure and land use, he discussed the CCN and answered questions from council. Mr. Sparks discussed special districts and some benefits and concerns, stating it is about how they are used that makes them good or not. Discussion followed regarding strategic partnership agreements and consideration of an annexation policy. Mayor Pro Tem Peña left the meeting at 3:02pm and rejoined the meeting virtually. Discussion continued regarding policies for the comprehensive plan for MUDs. Ms. Breland asked council to state what they wanted from annexation. Mr. Rogers stated he wants Pflugerville to be prepared. Mr. Ruiz stated he wanted to be proactive. Mr. Weiss stated want to be able to provide great quality of life and maintain control of roads. Mr. Heath stated he wanted to be proactive with the transportation system and keep it up to our standards. Discussion followed regarding cost and next steps. Mr. Metayer stated he wants to see Pflugerville reach its full potential. Mr. Sefko stated they would bring back the comprehensive plan with the items that council indicated was important to them.

4. Adjourn

Councilmember Weiss adjourned the meeting at 3:59pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on August 10, 2021