



City of Pflugerville

Minutes - Final

City Council

Tuesday, October 25, 2022

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, Kimberly Holiday, and Jim McDonald were in attendance. Councilmember David Rogers joined the meeting at 5:15pm. Councilmember Rudy Metayer joined the worksession at 5:31pm.

City staff in attendance: Sereniah Breland, City Manager; James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Charles Zech, City Attorney; Trista Evans, City Secretary; Shane Mize, Parks and Recreation Director; Brandon Pritchett, Public Utility Director; Terri Toledo, Director of Management Services; Roger Heaney, Communications Assistant Director; Andrea Brinkley, CIP Director; Erin Sellers, Innovation Strategist; Robyn Miga, Planning and Development Services Assistant Director; Jeff Dunsworth, Assistant City Engineer; Jason O'Malley, Police Chief; Jason Smith, Assistant Police Chief.

2. Discuss Only

2C. [2022-1034](#)

Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code regarding water rates for various special districts.

Mayor Gonzales announced that city council is retiring to executive session and read the item. City Council retired to executive session at 5:00pm.

Mayor Gonzales reconvened the meeting in open session at 6:26pm. Mayor Pro Tem Doug Weiss and Councilmembers Ceasar Ruiz, and Rudy Metayer were not in attendance.

2B. [2022-1020](#)

Discussion regarding future adjustments to the Unified Development Code to address the SH130 and SH45 corridor development regulations.

Mayor Gonzales opened the item for discussion. Mr. Frazzell introduced Chance Sparks with Freese and Nichols. Mr. Ruiz rejoined the worksession at 6:28pm. Mr. Sparks reviewed the guiding principles of the comprehensive plan and reviewed the future land use map. Mayor Pro Tem Doug Weiss and

Councilmember Rudy Metayer rejoined the worksession at 6:30pm.

Mr. Sparks discussed the different land uses and the market. Mr. Sparks reviewed key developments in other locations in Texas and discussed parking structure options. Mr. Sparks discussed known areas of concern and stated that with the growth in Pflugerville developers need predictability. Mr. Sparks discussed ideas and approaches for this such as contracts, and TIRZ for desired developments. Mr. Metayer asked about developer needs. Mr. Sparks provided information stating developers like to see what has come before.

Mr. Sparks provided a series of images for council to discuss preferences on subjects such as streetscapes, parking, transitional use, and number of floors. Mr. Metayer discussed more mixed use. Mr. McDonald discussed multi-family condos compared to apartments. Mr. Sparks discussed different kinds of multi-family set ups. Mr. Frazzell discussed the schedule moving forward including review and drafts. Ms. Holiday asked for more time to review the images. Ms. Barron stated they will be provide along with specific questions and will return to a future worksession.

- 2A. [2022-1018](#) Discussion regarding programming of the new multi generational recreation center.

There was no discussion on this item during the worksession.

3. Adjourn

Mayor Gonzales adjourned the worksession at 6:56pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on November 8, 2022.