



# City of Pflugerville

## Meeting Agenda - Final

### City Council

---

Tuesday, October 8, 2024

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. [2024-0056](#) Mayor's proclamation declaring October 2024 as Breast Cancer Awareness Month in the City of Pflugerville.

4B. [2024-0869](#) Mayor's proclamation declaring October 26, 2024 as Arbor Day in the City of Pflugerville.

4C. [2024-0982](#) Mayor's proclamation declaring October 8, 2024 as Fred Cantu day 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-0782](#) 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 Industrial Uses (light) and Office/Warehouse on approximately 42.23-acre property generally located north of Cameron Road, east of the Northeast Metro Park, south of the Pecan Street, and west of State Highway 130, situated in the William Caldwell Survey Abstract No. 162, City of Pflugerville, Travis County, Texas, to be known as the Cameron Road Industrial Specific Use Permit (SUP2024-00157); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.
- 5B.** [ORD-0784](#) 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 adopting the Downtown Streetscape Master Plan; providing for severability; and providing an effective date.
- 5C.** [ORD-0790](#) 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 approximately 48.969 acres situated in the Josheph Wiehl Survey No. 8, Abstract No. 802, in Travis County, Texas, from Agriculture/Development Reserve (A) to Planned Unit Development (PUD) District; to be known as the Public Works Complex Planned Unit Development (PUD2024-00269); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 5D.** [ORD-0791](#) Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville, Texas, amending Title XV: Land Usage, Chapter 152, Subchapter B, Roadway Impact Fees to include an updated roadway impact fee service area map and approving a Roadway Impact Fee Study update incorporated herein; containing severability and repealer clauses; and providing an effective date.
- 5E.** [ORD-0794](#) 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 title VII Traffic code, Chapter 71 Parking Regulations, Section 71.05 Parking Prohibited in Certain Designated Areas by adding prohibited parking for special events; providing for a penalty for a violation of Chapter 71 as a Class C misdemeanor and a fine in an 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.
- 5F.** [ORD-0795](#) Approving an ordinance on second reading with the caption reading: An

Ordinance of the City of Pflugerville, Texas Adopting the Pflugerville Fee Schedule; Amending Certain Fees and Establishing Costs and Fees charged by the City of Pflugerville; Providing for a Penalty for a Violation of Section 10.99 of the City Code of Ordinances; and Declaring an Effective Date.

- 5G.** [ORD-0783](#) Approving an ordinance on third reading with the caption reading: An ordinance of the City of Pflugerville Texas, amending Ordinance No. 1203-12-02-25 of the City of Pflugerville Texas, as amended, by changing the zoning designation of approximately 10.53-acre of unplatted land situated in the Jacob Casner Survey, Abstract No. 2753, in Travis County, Texas, from Agriculture/Development Reserve (A) to Single-Family Residential (SF-R); to be known as the 1917 and 1931 Rowe Loop Rezoning (REZ2024-000156); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 5H.** [2024-0964](#) Approving the minutes of the September 24, 2024 Worksession and Regular Meeting.
- 5I.** [2024-0906](#) Approving the purchase of air conditioning units and service from The Brandt Companies, LLC, for the Pflugerville Public Library, totaling \$74,683.35, and authorizing the City Manager to execute the same.
- 5J.** [2024-0907](#) Approving the purchase of physical and electronic library materials for the public from Ingram \$64,100, Midwest Tapes (Hoopla) \$82,000, and Overdrive \$63,000, totaling \$209,100 for FY25, and authorizing the City Manager to execute the same.
- 5K.** [2024-0949](#) Approving the procurement of a BRINC Responder drone and required accessories and services utilizing the BRINC Drones Inc. (BRINC) Responder Safeguard Plan, and utilizing the BuyBoard purchasing cooperative, in the amount of \$23,999.20 per year for five (5) years, and authorizing the City Manager to execute the same.
- 5L.** [2024-0951](#) Approving a services agreement with JS MD Sigma PLLC (Sigma; Sigma Tactical Wellness) to provide cardiovascular and metabolic screening to participating Pflugerville Police Department employees at a cost not to exceed \$89,145, and authorizing the City Manager to execute the same.
- 5M.** [2024-0966](#) Approving a Pflugerville Community Development Corporation (PCDC) sales contract for \$24,500,000 regarding Project Greenfield for the purchase of real property, being a 52.686 acre tract of land located in the E. Kirkland Survey No. 7, Abstract No. 458, Travis County, Texas, locally addressed as 3615 E. Pflugerville Parkway, pending due diligence during feasibility period.
- 5N.** [2024-0983](#) Approving a professional service supplemental agreement with Walker

- Partners, LLC in the amount of \$1,668,335.00 for professional services associated with 27-inch Kelly Lane Wastewater Interceptor Project, and authorizing the City Manager to execute the same.
- 5O.** [2024-0976](#) Approving the Black Locust Studios 2024 PFEAR Haunted House License Agreement, and authorizing the City Manager to execute the same.
- 5P.** [2024-0978](#) Approving a conditional purchase agreement and associated conveyance documents between Jan Carol Selman and Dwain Selman (Parcel No.7) and the City of Pflugerville as necessary to acquire real property interests for the Immanuel Road Project, and authorizing the City Manager to execute the same.
- 5Q.** [2024-0975](#) Approving a conditional purchase agreement and associated conveyance documents between Dessau Investments Inc (Parcel No.1) and the City of Pflugerville as necessary to acquire real property interests for the Immanuel Road Project, and authorizing the City Manager to execute the same.
- 5R.** [2024-0977](#) Approving a conditional purchase agreement and associated conveyance documents between Jan Carol Selman and Dwain Selman (Parcel No.4), and the City of Pflugerville as necessary to acquire real property interests for the Immanuel Road Project, and authorizing the City Manager to execute the same.
- 5S.** [2024-0980](#) Approving an update to the contract with TRIPPP Ridesharing Consultants to ensure continuity of wheelchair accessible vehicle (WAV) rides, and authorizing the City Manager to execute the same.
- 5T.** [2024-0985](#) Approving a three-year DIR coop agreement not to exceed \$148,000 with GTS to renew the City's Security Information and Event Management (SIEM) system, and authorizing the City Manager to execute the same.
- 5U.** [2024-0986](#) Approving a three-year DIR coop agreement for \$220,154.23 with FreelT Data Solutions to renew the City's data backup system, and authorizing the City Manager to execute the same.
- 5V.** [2024-0988](#) Approving a professional services agreement with Terracon Consultants, Inc. in the amount of \$122,605.00 for Construction Materials Testing Services associated with the 1849 Park Phase 2, and authorizing the City Manager to execute same.
- 5W.** [2024-0216](#) Cancelling the December 24, 2024 Council Worksession and Regular Meeting.
- 5X.** [2024-0999](#) Approval of continued representation of the City of Pflugerville by Denton, Navarro, Rodriguez, Bernal, Santee and Zech, P.C. in condemnation of certain parcels in land owned by the City of Austin.

- 5Y. [RES-1273](#) Approving a resolution authorizing an amendment to the Interlocal Agreement for Fire Marshal Services with Travis County ESD No. 2 to update the development plan review fee as anticipated in the City master fee schedule, remove an existing fee for maintenance inspections, update policies and procedures to account for existing processes with plan review, and authorizing the City Manager to execute the same.
- 5Z. [RES-1265](#) Approving a resolution adopting policy and procedures for naming of City Property.

### Action on the Consent Agenda

Items pulled from the consent agenda will be addressed under Item 7.

### 6. Public Hearings and Ordinances

- 6A. [ORD-0798](#) Conduct a public hearing and consider action to approve an ordinance on first and final reading with the caption reading: Sixth Supplemental Ordinance to the Master Ordinance Establishing the City of Pflugerville, Texas Utility System Revenue Financing Program Authorizing the Issuance of the City's Utility System Revenue Bond (City of Pflugerville Master Program - Water and Wastewater CIP Tranche 1).

### 7. Discuss and Consider Action on Items Pulled from Consent Agenda

### 8. Regular Agenda

- 8A. [2024-1008](#) 1.) Executive Session Item: Deliberation regarding real property pursuant to Section 551.072 of the Texas Government Code regarding the purchase, exchange, lease, and/or value of real property related to 101 E. Pecan St. 2) Open Session Item: Discuss and consider action regarding 101 E. Pecan St.

### 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 October 4, 2024 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](mailto: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.