



City of Pflugerville

Minutes - Final

City Council

Tuesday, April 22, 2025

7:00 PM

1611 Pfennig Lane

Regular Meeting

1. Call to Order

Mayor Victor Gonzales called the meeting to order at 7:00pm. Mayor Pro Tem Kimberly Holiday and Councilmembers Doug Weiss, Ceasar Ruiz, Rudy Metayer, Melody Ryan, and David Rogers were in attendance.

City staff in attendance: James Hartshorn, Deputy City Manager; Emily Barron, Assistant City Manager; Thomas Hunter, Assistant City Manager; Terri Toledo, Director of Management Services; Trista Evans, City Secretary; Charles Zech, City Attorney; Tracy Waldron, Finance Director; Yasmin Turk, Ph.D., Planning Manager; Evan Groeschel, Operations Director.

2. Opening

A. Pledge of Allegiance to the Flag of the United States of America

Mayor Gonzales led those in attendance in the Pledge of Allegiance to the Flag of the United States of America.

B. Pledge of Allegiance to the Texas State Flag

Mayor Gonzales led those in attendance in the Pledge of Allegiance to the Texas State Flag.

C. Moment of Silence

Mayor Gonzales led those in attendance in a moment of silence.

3. Public Comment

Alyn Macleod provided an update on the Veterans Task Force and reviewed the upcoming events for Memorial Day. Mr. Macleod stated they are working on two more flag retirement boxes in the city.

Jay Howard with Texas Disposal Systems expressed interest in participating if the city does an RFP for solid waste services and discussed the business. Mr. Howard stated they partner with Pflugerville ISD and discussed their green school solutions.

Meme Styles stated she is long time advocate for community well being and public safety and discussed increase in police presence at the POP center. Ms.

Styles stated she heard that some do not feel comfortable and discussed community safety versus surveillance. Ms. Styles stated everyone should feel safe, the importance of relationships, and recommended posting signs where parking is not allowed.

Alan Crider discussed his involvement in the Citizens on Patrol program and opportunity to witness professionalism and dedication of the officers. Mr. Crider discussed participation in events and officers' thoughtful approach. Mr. Crider stated experiences of community members can vary.

John Ertel discussed concern about safety in Highland Park stating there is a house that has parties every week that recently escalated to a shooting with bullets on the side of his house. Mr. Ertel thanked the Police Department for responding quickly and stated the neighbors intend to continue to throw large parties and is looking for help to restore the safety to the neighborhood.

Mary Ertel stated she witnessed the same event as John Ertel and discussed the experience. Ms. Ertel stated they no longer feel safe and the intensity of the parties has escalated. Ms. Ertel stated they are cancelling plans and intend to be out of town for the weekend because they do not feel safe.

Marti Gay stated she appreciates the Police Department for showing up quickly to Highland Park after the incident.

Chas Moer stated he supports small business and is not the biggest fan of police enforcement but wants to keep people safe. Mr. Moer stated there seems to be a good relationship between community and law enforcement but it was recently severed over an incident. Mr. Moer stated safety should not come at the expense of a community and discussed impact on businesses.

Dr. Dee Miller stated she is an active member in the community and POP Center and stated business reputation is at risk because of the police presence. Dr. Miller stated she wants to feel safe, but police presence is not needed when nothing is happening. Dr. Miller discussed the decrease in business and stated she does not want the community and law enforcement relationship to suffer.

Pastor Sid Johnson did not wish to speak but shared support of the previous speakers.

4. Presentation

- 4A.** [2025-0125](#) Mayor's proclamation declaring April 21 to 25, 2025 as National Work Zone Awareness Week in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to Mr. Groeschel.

- 4B.** [2025-0316](#) Mayor's proclamation declaring May 2025 as Motorcycle Safety and Awareness Month in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to Shay Prigmore with the Wolverines.

- 4C.** [2025-0123](#) Mayor's proclamation declaring May 2025 as Asian American and

Pacific Islander Heritage Month in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to Vo Nguyen.

- 4D.** [2025-0128](#) Mayor's proclamation declaring the week of May 5 to May 9, 2025 as Air Quality Awareness Week in the City of Pflugerville.

Mayor Gonzales read the proclamation and presented it to Elisabeth English, Environmental and Conservation Manager.

Reading of the Consent Agenda

Ms. Evans stated items 5A., 5E., 5H., 5I., and 5J. were removed from the consent agenda, read the caption of the ordinance, and stated items remaining on the consent agenda may be acted upon in a single motion.

5. Other Actions

- 5B.** [ORD-0824](#) Approving an ordinance on second reading with the caption reading: An Ordinance of the City of Pflugerville Readopting Code of Ordinances Title IX General Regulations, Chapter 95 Parks and Recreation Subchapter 95.50 Youth Programs Standards of Care; Replacing all ordinances in conflict; containing a savings clause and declaring an effective date.

The ordinance was approved on second reading on the consent agenda.

- 5C.** [2025-0336](#) Approving the minutes of the April 8, 2025 Worksession and Regular Meeting.

The minutes were approved on the consent agenda.

- 5D.** [2025-0220](#) Approving an agreement with Axim Geospatial, LLC in the amount of \$87,000 for services associated with integration between Cityworks and Tyler Munis, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5F.** [2025-0349](#) Approving a release of lien for 304 South Eleventh Street, Pflugerville, Texas, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5G.** [2025-0363](#) Approving a license agreement with Jazz Street Investments LLC for landscape and irrigation improvements within the City's right-of-way as part of the Cielo North Phase 2 development, in accordance with Chapter 96 Right-of-Way Management, Division V, and authorizing the City Manager to execute the same.

The item was approved on the consent agenda.

- 5K.** [RES-1322](#) Approving a resolution of the City of Pflugerville, Texas, and the State of

Texas approving an Advance Funding Agreement with the Texas Department of Transportation for the Hazard Elimination and Safety Improvement consisting of Installation of Safety Lights, and authorizing the City Manager to execute the same.

The resolution was approved on the consent agenda.

5L. [RES-1321](#)

Approving a resolution of the City of Pflugerville, Texas, and the State of Texas approving an Advance Funding Agreement with the Texas Department of Transportation for the Hazard Elimination and Safety Improvement consisting of installation of Dynamic Speed Feedback Signs, and authorizing the City Manager to execute the same.

The resolution was approved on the consent agenda.

5M. [RES-1320](#)

Approving a resolution authorizing the City Manager to apply for and to accept, if awarded, a State Crisis Intervention Program Grant award in the amount of \$186,000 from the Office of the Governor for the continuation of a public safety alternative response program for persons experiencing mental health emergencies.

The resolution was approved on the consent agenda.

Action on the Consent Agenda

Mr. Rogers moved to approve the consent agenda. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

6. Public Hearings and Ordinances

6A. [ORD-0820](#)

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 Lounge Use within the Downtown District Overlay, located at 701 W Pecan street, to be known as East Pecan Cigars 2025 Specific Use Permit (SUP2025-00101); providing a cumulative and repealer clause; providing for a non-severability clause; and providing an effective date.

Mayor Gonzales read the caption of the ordinance and opened the public hearing. Ms. Barron reviewed the summary of the request to allow a specific use permit for a lounge which requires the business makes no more than 50% of sales from food or alcohol. Ms. Barron reviewed the background of the location and reviewed the specific use permit approval criteria.

Mary Heap provided public comment and discussed the city's involvement in the process. Ms. Heap discussed the Planning and Zoning Commission meeting and stated it seemed like the decision was already made to approve. Ms. Heap

discussed the location across from Pace High School and by the neighborhood. Ms. Heap discussed TABC guidelines not adopted by the city.

Rhonda Pfluger reviewed the reasons the Planning and Zoning Commission used to approve the specific use permit. Ms. Pfluger stated other business would like the spot if it was advertised, stated the area already has bars and discussed concerns about noise. Ms. Pfluger stated the other restaurants close do not have loud music and food is their primary business.

Richard Halpin stated his home is directly behind the proposed bar and discussed hearing about noise and nuisance concerns at the previous location. Mr. Halpin discussed concern about location near the school and church, and traffic. Mr. Halpin stated there is a better location that isn't by the neighborhood, school, and church and asked to put conditions on the business if it is approved.

Becki Halpin discussed the notice requirements and stated she received the notice one business day before the Planning and Zoning Commission meeting and even if it complies with the law it does not comply with the spirit of the law. Ms. Halpin stated she hopes it does not turn into a big outdoor center and stated she hopes the city will monitor the septic field.

Chris Gary stated he is the Pastor at First Baptist Church and stated he is excited about what is happening downtown. Mr. Gary discussed a Special Warranty Deed that limits alcohol sales and concerns about alcohol in that location. Mr. Gary discussed TABC guidelines and stated he does not see how this business would be harmonious with the neighborhood and asked council to reject the proposal.

Pastor Sid Johnson stated he works for East Pecan Cigars and they never had a noise problem, discussed the clientele at the business as professionals. Mr. Johnson stated it is a place to relax to converse, there have not been any fights and they abide by the laws.

Derrick Smith stated he has been a patron of East Pecan Cigars for three years and there have been no instances of being guilty of breaking any laws or playing music too loud. Mr. Smith stated it is a place to go and have a quiet place. Mr. Smith stated it feels like the business is guilty before they have done anything wrong. Mr. Smith asked council to allow them to keep doing what they are doing and differences do not equate to laws being broken.

Mr. Rogers asked about the clientele at the business. Mr. Smith provided information. Andre Artiss, owner, discussed changes made at the current location to accommodate concerns. Co-owners Larry Foote and Tashawn Robinson discussed the business and opportunities for every type of person to relax and enjoy each others company. Mr. Robinson answered questions from Mr. Metayer about parking availability. Ms. Ryan asked about landscape requirements. Ms. Barron discussed the process, stating this is the first step. Mr. Metayer asked about staff being proactive. Ms. Barron stated the city works with every applicant. Mr. Metayer asked about the deed. Mr. Zech stated it is not enforceable by the city because the city is not a party. Ms. Barron provided information about the notices and signs based on state requirements and confirmed that one of the conditions is all of the uses are to be limited to the inside. Ms. Ryan asked about operating hours. Mr. Robinson provided the

tentative schedule. Mr. Artiss discussed the other restaurants in the area and stated they are mirroring the schedules already in place. Discussion followed regarding the location. Mayor Pro Tem Holiday asked about relationship with the Pflugerville Police Department. Mr. Artiss stated they have a great relationship and has not seen any problems. Mayor Pro Tem Holiday stated they already have an established business in the city in Krab Kings and discussion followed.

Mayor Gonzales discussed Pflugerville as a vibrant and diverse community and opportunities to support businesses. Mr. Weiss asked about the location. Mr. Artiss provided information and Ms. Barron provided clarification on the lounge definition for sales to be less than 50% food or alcohol. Mr. Rogers stated the new location presents fewer potential problems and they have a good track record as business owners. Mr. Rogers discussed building relationships with the neighbors.

Vickie Pfluger discussed the restrictions from the deed and stated it will be sent over to the business owners. Ms. Pfluger reviewed the contents of the deed. Discussion followed and Mr. Zech stated it is a dispute between the two parties and is completely different from what council is considering. Mary Heap asked if the zoning is changed and something happens to the business if there can be another bar there. Ms. Barron stated the specific use permit runs with the property and provided clarification on definition of a lounge.

Mayor Pro Tem Holiday moved to close the public hearing. Mr. Ruiz seconded the motion. All voted in favor. The motion carried. Mayor Pro Tem Holiday moved to approve the ordinance on first reading. Mr. Ruiz seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

6B. [ORD-0827](#)

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 rezoning an approximate 5.927-acre tract situated in the William Caldwell Survey No. 66, Abstract Number 162, Travis County, Texas generally located at 3315 East Pecan Street from Urban Center Level 5 (CL5) to Campus Industrial (CI) district; to be known as the 3315 East Pecan Street Rezoning (REZ2024-00398); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Mayor Gonzales read the caption of the ordinance and opened the public hearing. Dr. Turk reviewed the summary of the request and surrounding location. Mr. Weiss asked about use within the CI zoning. Dr. Turk provided information about what the zoning allows. The applicant Ben Bufkin with Endeavor discussed the site and answered questions from council. Ms. Barron provided information about the zoning requirements and history. Mr. Bufkin provided information about the surrounding locations. Discussion followed regarding the nearby apartment complex. Mr. Metayer asked if they are open to a specific use permit. Mayor Pro Tem Holiday asked about plans for the land. Mr. Bufkin stated no plans currently. There was no one present wishing to speak under the public hearing. Mayor Pro Tem Holiday moved to close the public hearing. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

Mr. Rogers moved to approve the ordinance on first reading. Mr. Metayer seconded the motion. The vote was as follows: Mr. Weiss - no, Mr. Rogers - yes, Mr. Metayer - no, Ms. Ryan - yes, Mayor Pro Tem Holiday - no, Mayor Gonzales - no, Mr. Ruiz - no. the motion failed.

- 6C. [ORD-0828](#) 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 rezoning an approximate 2.509-acres of land, being all of Lots 1A and 1B, Block A, Replat of Lot 1, Pflugerville Industrial Park, A Subdivision recorded in Document Number 202500014, Official Public Records, Travis County, Texas generally located at 18801 Weiss Lane from General Business 2 (GB2) to General Business 1 (GB1); to be known as the Weiss Retail Center Rezoning (REZ2025-00001); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.

Mayor Gonzales read the item and opened the public hearing. Dr. Turk reviewed the summary of the request to rezone the area to General Business 1, the neighborhood district, and zoning map. There was no one present wishing to make public comment. Mr. Weiss moved to close the public hearing. Mr. Rogers seconded the motion. Mr. Metayer and Ms. Ryan were not in attendance for the vote. All others voted in favor. The motion carried. Mr. Weiss moved to approve the ordinance on first reading. Mr. Rogers seconded the motion. Mr. Metayer and Ms. Ryan were not present for the vote. All others voted in favor. The motion carried.

Items pulled from the consent agenda will be addressed under Item 8.

7. Regular Agenda

- 7A. [2025-0321](#) Presentation regarding the Pflugerville Community Development Corporation (PCDC) FY25 Q2 Financial Report.

The item was discussed during the previously posted worksession.

- 7B. [2025-0357](#) Discussion regarding the Pflugerville Old Town Park Master Plan.

The item was discussed during the previously posted worksession.

8. Discuss and Consider Action on Items Pulled from Consent Agenda

- 5A. [ORD-0819](#) Approving an ordinance on second reading with the caption reading: An ordinance authorizing the first amendment to the ground lease of city property to Griffin/Swinerton, LLC; providing cumulative, repealer and severability clauses; providing for open meeting and establishing an effective date.

Ms. Evans read the caption of the ordinance. Mr. Weiss moved to approve the ordinance on second reading. Mr. Ruiz seconded the motion. Mr. Metayer was not present for the vote. Mr. Weiss - yes, Mr. Ruiz - yes, Mayor Pro Tem Holiday - yes, Mayor Gonzales - yes, Mr. Rogers - no, Ms. Ryan - no. The motion carried.

5E. [2025-0358](#)

Approving the Fiscal Year 2025 Q2 Investment Report.

Ms. Evans read the item. Ms. Ryan asked how much interest earned is subject to arbitrage that has to be paid back. Ms. Waldron stated the amount is calculated annually and funds are set aside to make sure it is available for arbitrage. Mr. Rogers moved to approve the item. Mayor Gonzales seconded the motion. Mr. Metayer was not present for the vote. All others voted in favor. The motion carried.

5H. [2025-0364](#)

Approving the purchase and installation of shade canopies for the Gilleland Creek Pool in the amount of \$58,979, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Ms. Ryan asked for information about the funds coming from another project. Mr. Mize discussed the master plan options for Windermere Club House and Pool and stated staff does not know how Windermere Pool will be engaged and used when the new recreation center is open. Mr. Mize discussed the low use of Windermere Pool and stated staff saw an opportunity to use those funds on other needs. Mr. Mize discussed the upcoming study to review opportunities for use. Mayor Gonzales moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

5I. [2025-0365](#)

Approving the purchase and installation of artificial turf for the Gilleland Creek Pool complex in the amount of \$97,272.51, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Metayer moved to approve the item. Mayor Gonzales seconded the motion. All voted in favor. The motion carried.

5J. [RES-1323](#)

Approving a resolution of the City of Pflugerville, Texas, and the State of Texas approving an Advance Funding Agreement with the Texas Department of Transportation for the Hazard Elimination and Safety Improvement consisting of Positive Offset left-turn lanes project at Pflugerville Pkwy at Grand Avenue Pkwy and Heatherwilde Blvd, and authorizing the City Manager to execute the same.

Ms. Evans read the item. Mr. Rogers stated he wanted to give the citizens an idea of what the off-set turn lane is. Mr. Groeschel reviewed the turn lane and stated the current set up does not give drivers enough sight to turn safely. Ms. Ryan asked about safety for pedestrians. Mr. Groeschel stated it does not change the walking distance for pedestrians across the streets. Mr. Weiss moved to approve the item. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.

9. Adjourn

Mayor Gonzales adjourned the meeting at 9:33pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on May 13, 2025.