



City of Pflugerville

Meeting Agenda - Final

City Council

Tuesday, March 11, 2025

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.

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.

4. Other Actions

4A. [ORD-0817](#) Approving an ordinance on first reading with the caption reading: An ordinance of the City of Pflugerville, Texas, amending the City of Pflugerville, Texas code of ordinances, Chapter 72 regarding speed limits on FM 685 in the city limits of the City of Pflugerville; defining speeding and fixing a penalty therefore; declaring what may be a sufficient complaint in prosecutions hereunder; with a saving clause repealing conflicting laws and declaring an emergency.

4B. [ORD-0812](#) Approving an annexation ordinance on second reading with the caption reading: An ordinance of the City of Pflugerville, Texas, annexing, for full

purposes, tract of land totaling 82.962 acre of land being 80.218-acres out of the G.B. Zimplemann and J.V. Bergen Survey No. 285 Abstract No. 2370 and Thomas Hancock Survey No.20, Abstract No. 392, being a portion of Steger Lane and 2.681 acres out of the Andrew Austin Survey No.19, Abstract 38, out of the G.B.Zimplemann and J.V. Bergen Survey No. 285, Abstract No.2370, being a portion of Cameron Road, Travis County, Texas within the City's extraterritorial jurisdiction. The property is generally located at 17716 Steger Lane to be known as the 17716 Steger Lane Annexation (ANX2024-00209).; Binding the land to all of the acts, ordinances, resolutions and regulations of the City; approving a service plan; providing for severability; and providing an effective date.

- 4C. [ORD-0813](#) 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 5.05 acres, of unplatted land situated in the Jacob Casner Survey No. 9, Abstract No. 2753, in Travis County, Texas, from Agricultural/ Development Reserve (A) to Single Family- Mixed Use (SF-MU); to be known as the Westglade Rezoning (REZ2024-00416); providing for repeal of conflicting ordinances; providing for severability; and providing an effective date.
- 4D. [ORD-0814](#) 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 the approximately 0.0826-acres, being a portion of Lot 4, Block 10, Town of Pflugerville Subdivision, in Travis County, Texas, from Single Family Suburban (SF-S) to Neighborhood Services (NS); to be known as the 308 N 1st Street Rezoning (REZ2024-00404).Providing for repeal of conflicting ordinances; providing for serviceability; and providing an effective date.
- 4E. [ORD-0815](#) Approving an ordinance on second reading with the caption reading: An ordinance authorizing the lease of City property located at 105 East Pecan, Pflugerville; providing cumulative, repealer and severability clauses; providing for open meeting and establishing an effective date.
- 4F. [2025-0218](#) Approving the minutes of the February 14, 2025 Worksession, February 24, 2025 Joint Meeting and February 25, 2025 Worksession and Regular Meeting.
- 4G. [2025-0229](#) Approving moving the November 11, 2025 Council Worksession and Regular Meeting to November 12, 2025.
- 4H. [2025-0234](#) Approving a memorandum of understanding between the Pflugerville Independent School District and the City of Pflugerville Police Department for the participation in the Notification of Exposure to Trauma program, also known as the Handle with Care program, and authorizing the City

Manager to execute the same.

- 4I. [2025-0230](#) Approving a memorandum of understanding and related items with the Capital Metropolitan Transportation Authority associated with the Secondary Colorado River Raw Water Line project, and authorizing the City Manager to execute the same.
- 4J. [2025-0248](#) Approving an extension to the Preliminary Development Agreement (PDA) with Griffin Swinerton, LLC for the development of Downtown East and authorizing the City Manager to execute the same.

Action on the Consent Agenda

Items pulled from the consent agenda will be addressed under Item 6.

5. Regular Agenda

- 5A. [2025-0238](#) Discuss and consider action to approve a Purchase and Sale Agreement (PSA) with Griffin Swinerton, LLC for construction of "The Monarch," the multi-generational recreation center, within Downtown East, and authorize the City Manager to execute the same.
- 5B. [2025-0237](#) Discuss and consider action to approve a Purchase and Sale Agreement (PSA) with Griffin Swinerton, LLC for construction of City Hall within Downtown East, and authorize the City Manager to execute the same.
- 5C. [2025-0259](#) Discussion regarding Pflugerville Community Development Corporation budget priorities.
- 5D. [2025-0239](#) 1.) Executive Session Item: Discussion regarding the Gin Tract adjacent to the Downtown East Project pursuant to Section 551.087 of the Texas Government Code. 2.) Open Session Item: Discuss and consider action regarding the Gin Tract adjacent to the Downtown East Project.
- 5E. [2025-0241](#) 1.) Executive Session Item: Consultation with legal counsel pursuant to Section 551.071 of the Texas Government Code regarding breach of agreement for lease of 101 E. Pecan St. 2.) Open Session Item: Discuss and consider action regarding breach of agreement for lease of 101 E. Pecan St.

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

7. 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 at 100 E Main Street on March 7, 2025 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 Katherine Terry at katherinet@pflugervilletx.gov or 512-990-6140 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.