



City of Pflugerville

Minutes - Final

City Council

Tuesday, March 26, 2024

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 Doug Weiss and Councilmembers Ceasar Ruiz, Kimberly Holiday, Rudy Metayer, Jim McDonald, and David Rogers were in attendance.

City staff in attendance: Sereniah Breland, City Manager; 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; Breanna Higgins, Special Projects Manager; Katherine Terry, Assistant to the City Manager; Tracy Waldron, Finance Director; Jennifer Griswold, Library Director; Jeremy Frazzell, Planning and Development Services Director; Robyn Miga, Planning and Development Services Assistant Director; Flip Romero, Communications Director; Brandon Pritchett, Public Utility Director; Evan Groeschel, Operations Director; Gordon Haws, Engineering Manager.

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

Cathy Adams reviewed the public hearing notice that was sent out to residents and discussed the stress caused in the language of the notice. Ms. Adams stated the notice language was updated online, but not everyone is on the web and requested that everyone be mailed an update of the notice dated and on letterhead.

Melody Ryan stated that the Round Rock Community Choir is having a concert on Saturday, April 20th at 7pm and wanted to extend an invitation to City Council and city staff.

4. Presentation

- 4A. [2024-0241](#) Mayor's proclamation declaring April 2024 as Healthy Kids Running Month in the City of Pflugerville.
Mayor Gonzales read the proclamation and presented it to Ray Trevino.

Reading of the Consent Agenda

Ms. Evans stated items 5D., 5I., 5J., and 5K. were removed from the consent agenda and all remaining items may be acted upon in a single motion.

5. Other Actions

- 5A. [2024-0276](#) Approving the minutes of the March 12, 2024 Worksession and Regular Meeting and March 18, 2024 Worksession.
The item was approved on the consent agenda.
- 5B. [2024-0242](#) Approving an agreement with Target Solutions in the amount of \$109,550 for roof restoration, associated with the Recreation Center and City Hall facilities, and authorizing the City Manager to execute same.
The item was approved on the consent agenda.
- 5C. [2024-0284](#) Approving a professional services agreement with Austin Traffic Signal Construction Co., Inc. for Traffic Signal Maintenance in an amount not to exceed \$323,000 for Fiscal Year 2024, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5E. [2024-0305](#) Approving a professional services supplemental agreement with CP&Y, Inc., dba STV in the amount of \$695,350 to provide owner's representative construction phase services associated with the Wilbarger Creek Wastewater Interceptor project, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.
- 5F. [2024-0307](#) Approving a professional services supplemental agreement with Rodriguez Transportation Group, Inc. in the amount of \$209,670 for additional professional engineering services associated with the Immanuel Road Improvements project, and authorizing the City Manager to execute the same.
The item was approved on the consent agenda.

- 5G.** [2024-0315](#) Approving a three-year DIR coop agreement in the amount of \$131,315.52 with Freeit Data Solutions to renew the City's server virtualization platform licensing, and authorizing the City Manager to execute the same.
- The item was approved on the consent agenda.
- 5H.** [2024-0314](#) Approving a professional services supplemental agreement with Freese and Nichols, Inc. in the amount of \$1,982,815 for construction phase services associated with the Secondary Colorado River Raw Water Line Project and authorizing the City Manager to execute the same.
- The item 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.

Items pulled from the consent agenda will be addressed under Item 9.

6. Presentation and Appointments

- 6A.** [2024-0224](#) Conduct a presentation on Pf101 Class of 2024 Graduation.
- Mayor Gonzales opened the item. Ms. Gaarder introduced the Pf101 program. Larissa Brazener, Class President, congratulated the Pf101 graduates and thanked city staff for their presentations. Ms. Brazener reviewed the program highlights and impact of going through the program.
- 6B.** [2024-0318](#) Conduct introductions and take action to make appointments to the Board of Adjustment.
- Mayor Gonzales opened the item. Amir Ahmed introduced himself and answered questions from council. Mr. Metayer moved to appoint Amir Ahmed to the Board of Adjustment. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

7. Public Hearings and Ordinances

- 7A.** [ORD-0766](#) 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 changing the zoning designation of approximately 14.794-acres of unplatted land situated in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas, from General Business 1 (GB1) to Retail (R); to be known as the Wells Branch and Immanuel Rezoning (REZ2024-00038); providing for Repeal of conflicting ordinances; providing for severability; and providing an

effective date.

Mayor Gonzales read the item and opened the public hearing. Ms. Miga provided an overview of the location and adjacent uses and zoning. Ms. Miga reviewed the comprehensive plan and transportation master plan in the area. Ms. Miga discussed the proposed zoning district as less intensive than commercial zoning and allows for both residential and commercial uses. Mr. Metayer discussed the time it took to get the item moved forward and spoke about looking towards walkable communities. Mr. McDonald reviewed the differences between GB1 and Retail zoning. Applicant Michele Haussmann reviewed the location and answered questions from Mr. Metayer regarding previous work with the City. Ms. Miga discussed the changes in the comprehensive plan that impacted the timing of the item.

Cynthia Montgomery stated the City is lacking infrastructure on Immanuel to handle the traffic and stated without improvement the traffic will be bad. Ms. Montgomery stated there needs to be more time looking at infrastructure before moving forward.

Discussion followed regarding traffic impact and the plans already in place for Immanuel Road. Ms. Miga provided information about the process for Immanuel Road improvements.

Mr. McDonald moved to close the public hearing. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

Mr. McDonald moved to approve the ordinance on first reading. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

7B. [ORD-0767](#)

Conduct a public hearing and consider approving an ordinance on first reading with a caption reading: An Ordinance of the City of Pflugerville, Texas, Amending Title XV, Land Usage, Chapter 157, Unified Development Code, adopted by Ordinance No. 1073-11-04-12 of the City of Pflugerville, Texas, as amended, by repealing and replacing Subchapter 4.4, Corridor Districts (CL3, CL4, CL5); amending Subchapter 9, Architectural, Site Design, and Layout Provisions, creating 9.10 Corridor District Design Standards; amending Subchapter 11, Landscaping and Screening Standards; and amending Subchapter 20, Definitions, as shown in Exhibits A, B, C, and D; to be known as the Corridor District Text Amendments; providing for repeal of conflicting ordinances; providing for severability; and providing for an effective date.

Mayor Gonzales read the item and opened the public hearing. Mr. Frazzell provided background on the item and reviewed public outreach. Mr. Frazzell reviewed the proposed amendment and notable land use condition amendments. Mr. Frazzell discussed the council identified design preference and adjustments made after discussion with the development community. Mr. Frazzell stated the amendments are consistent with the comprehensive plan and discussed the process for development to go through a specific use permit or planned unit development if they want to do something that does not align with the code.

Mr. Rogers asked about changes from the last time it was before council. Mr. Frazzell reviewed the changes and stated there were no changes to parking

requirements but development can go through a specific use permit for exceptions.

Richard Gary stated he worked with staff to come up with a planned unit development. Mr. Gary stated many areas are impacted by the proposed changes and it is a lot of expectation for the growth that the City may struggle to get enough developers behind the project and discussed empty real estate space.

Ron Thrower did not wish to speak but was in opposition to the item.

Stuart Shaw stated he opposed the item and stated retail goes where it want. Mr. Rogers asked about empty retail space. Mr. Shaw stated with the amendment retail will stay empty. Mr. Shaw stated the developers don't believe they will get a specific use permit and discussed with the amendments would require. Mr. Rogers asked what it takes to develop a Domain. Mr. Shaw discussed the amount of land impacted and the impact on the changes on rent for multifamily.

Cynthia Montgomery stated she has seen these types of areas built successfully and not. Ms. Montgomery stated it cannot be done in Pflugerville where it has been identified. Ms. Montgomery discussed areas with retail leaving and discussed areas where it worked. Ms. Montgomery stated the infrastructure is not there yet.

Tim Timmerman stated something like this cannot happen now. Mr. Timmerman expressed opposition to the plan as it is currently proposed and discussed the amount of land that the amendments impact. Mr. Timmerman discussed how the requirements will increase rent and stated he thinks they can get to a consensus.

Mayor Pro Tem Weiss asked what else can be in the zoning other than multi-family. Mr. Frazzell stated there are about 60 uses. Mayor Pro Tem Weiss stated the goal is multifamily supports the individuals that are going to live there. Mr. Metayer discussed the vision for the corridor and stated council sees specific use permit requests frequently. Mayor Gonzales discussed SUPs as a tool that is part of the process that allows council to use discernment on types of projects that are coming and discussed the city growing effectively and carefully. Mr. Frazzell stated some have already submitted preliminary plans that won't be impacted and discussed the TIRZ as another tool. Mr. Metayer discussed walkable areas. Discussion followed regarding the growth in central Texas.

Mr. McDonald moved to close the public hearing. Mayor Gonzales seconded the motion. All voted in favor. The motion carried. Mayor Pro Tem Weiss moved to approve the ordinance on first reading. Ms. Holiday seconded the motion. Ms. Evans stated six affirmative votes were required to pass the item due to the receipt of a petition. Mr. Rogers voted no. All others voted in favor. The motion carried.

8. Regular Agenda

- 8A. [RES-1191](#) Presentation and approving a resolution accepting the Fiscal Year 2023

audit.

Mayor Gonzales opened the item for discussion. Ms. Waldron provided information about the audit and introduced Mishal Majewski with Patillo, Brown & Hill. Ms. Majewski stated they were able to issue a clean opinion in accordance with general auditing standards. Ms. Majewski reviewed any identified risks and stated they did not affect their ability to issue a clean opinion. Ms. Majewski reviewed the audit and answered questions from council. Mr. McDonald asked about the definition of unavailable revenue. Mr. Rogers asked about how a demolition of a facility was categorized in the audit. Mayor Pro Tem Weiss moved to approve the resolution. Mr. Ruiz seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

8B. [2024-0308](#)

Discuss and consider action to approve a PCDC professional services agreement with DCS in an amount not to exceed \$369,000 for engineering and final design services for Phase IV of the Impact Way extension to and through the PCDC 17.8-acre tract and authorizing the President to execute the same.

Mayor Gonzales opened the item for discussion. Amy Madison, PCDC Executive Director, introduced the item and the road extension. Darren Strozewski with DCS reviewed the existing road and the extension. Mr. McDonald asked about the reason for the slight curve in the proposed plan. Mr. Strozewski stated they will be able to take out that curve and discussed the process. Mayor Pro Tem Weiss asked about the speed limit on the road and safety concerns. Mr. Strozewski provided information about the safety measures in place. Discussion followed regarding the placement of the road. Mr. Metayer moved to approve the item. Mr. Rogers seconded the motion. All voted in favor. The motion carried.

8C. [RES-1201](#)

Discuss and consider action to approve a resolution amending the Articles of Incorporation of the Pflugerville Community Development Corporation.

Mayor Gonzales opened the item for discussion. Mr. Hartshorn discussed the amendments. Mayor Pro Tem Weiss stated he did not want to change it to allow up to four councilmembers or city staff. Mr. McDonald stated state law allows up to four and having it in the articles acknowledges what can be done within state law. Mr. Metayer stated it is another tool that allows flexibility.

Melody Ryan stated she is opposed to the amendment that will allow up to four councilmembers or city staff on the board. Ms. Ryan discussed her experience serving on the board with one councilmember and discussed the importance of including the community in boards and commissions to increase perspectives.

Mayor Gonzales discussed the importance of membership on PCDC and stated the City needs someone who is invested in the community and where it is going. Mayor Gonzales discussed the input and knowledge from council serving on the board to help members. Mr. McDonald discussed not having enough qualified applicants this past year for the board and the amendment gives the opportunity to fill the gap. Mr. Metayer discussed looking towards the future of economic development in the city.

Mr. Rogers moved to approve the item with the amendment that four members

on the board must not be councilmembers or staff. Mayor Gonzales seconded the motion. The vote was as follows: Mayor Pro Tem Weiss - yes, Mayor Gonzales - yes, Mr. Rogers - yes, Mr. McDonald - no, Ms. Holiday - yes, Mr. Metayer - yes, Mr. Ruiz - no. The motion carried.

- 8D. [2024-0150](#) Discuss and consider action to approve an agreement between the Pflugerville Community Development Corporation (PCDC) and the City of Pflugerville regarding administrative and support services.

Mayor Gonzales opened the item for discussion. Mr. Hartshorn discussed review of the agreement with PCDC staff and board and reviewed the amendments to provide clarity to the financial services provided by the City. Mr. Rogers asked about the PCDC Finance Coordinator transferring to the city. Mr. McDonald stated he would expect this agreement passes with the understanding that the employee would be transferred but it is not depended on the agreement, but is a budget amendment. Mayor Pro Tem Weiss discussed the importance of stating intention and since PCDC will have less financial work that the City is taking, it makes sense to move the position. Mayor Pro Tem Weiss moved to approve the item. Mayor Gonzales seconded the motion. Mr. Rogers voted no. All others voted in favor. The motion carried.

- 8E. [RES-1202](#) Discuss and consider action to approve a resolution amending the Pflugerville Community Development Corporation Bylaws.

Mayor Gonzales opened the item for discussion. Mr. Hartshorn stated the bylaws were sent to PCDC and were amended to align with the changes in the administrative agreement and cleaning up some language. Mr. Metayer moved to approve the item. Mr. Ruiz seconded the motion. All voted in favor. The motion carried.

- 8F. [2024-0278](#) Discussion regarding the City of Pflugerville's Community Development Block Grant (CDBG) Consolidated Plan.

The item was discussed during the earlier posted worksession.

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

- 5D. [2024-0302](#) Approving a general services agreement with Studio 16:19 for \$80,000 for Landscape Architecture Services, and authorizing the City Manager to execute the same.

Mayor Gonzales opened the item for discussion. Mr. Rogers stated there are blanks included in the exhibit of the agreement and would like it to be postponed to the next meeting. Ms. Breland stated it can come back to the next meeting.

- 5I. [RES-1200](#) Approving a resolution authorizing the City Manager to apply for and to accept, if awarded, a Project Safe Neighborhood (PSN) Grant award in the amount of \$70,000 from the Office of the Governor for the purchase of services and equipment.

Mayor Gonzales opened the item for discussion. Mr. Rogers asked why the City is asking for that amount of money. Lt. Summers stated it is the cost of the cameras for the program. Mr. Rogers moved to approve the resolution. Mr.

Metayer seconded the motion. All voted in favor. The motion carried.

- 5J. [RES-1199](#) Approving a resolution authorizing the City Manager to apply for and to accept, if awarded, a Criminal Justice Program Grant award in the amount of \$72,287.50 from the Office of the Governor for the funding of personnel and purchase of services and equipment for violent crimes enforcement.

Mayor Gonzales opened the item for discussion. Mr. Rogers asked why the City is asking for that amount of money. Lt. Summers provided an overview of what is being requested including software, training, and equipment. Mr. Rogers moved to approve the resolution. Mr. Metayer seconded the motion. All voted in favor. The motion carried.

- 5K. [RES-1198](#) Approving a resolution with a caption reading: A Resolution of the City of Pflugerville, Texas approving a Right-of-Way License Agreement with IDIL Springbrook Commerce Center, L.P., a Delaware Limited Partnership, Pursuant to the Pflugerville Code of Ordinances, Chapter 96 Right-of-Way Management, Division V. ROW Licenses. (Location: 18100 Schultz Lane)

Mayor Gonzales opened the item for discussion. Mayor Pro Tem Weiss discussed concerns about building a lift station to implement another force main. Mr. Haws provided information and discussed the process of the project. Addison Brown with IDI Logistics discussed working on the problem for two years and discussed the obligations of the current provider. Mr. Brown discussed the process of obtaining a lift station and answered questions from council regarding having a maintenance contract with a company to maintain the equipment. Mr. Brown provided information about the installation process. Mr. Zech answered questions regarding obligations of providing service. Mayor Pro Tem Weiss discussed doing it right. Discussion followed regarding the timeline and needs of the location. Mayor Gonzales moved to approve the item. Mr. McDonald seconded the motion. Mayor Pro Tem Weiss voted no. All others voted in favor. The motion carried.

10. Adjourn

Mayor Gonzales adjourned the meeting at 10:37pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as submitted on April 9, 2024.