

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AUTHORIZING A MAINTENANCE AGREEMENT AND A PUBLIC ACCESS EASEMENT FOR THE USE OF A CITY PARK AND OPEN SPACE WITHIN THE LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT (PID); SUCH AGREEMENT AND EASEMENT AS REQUIRED BY A PREVIOUS AGREEMENT BETWEEN THE OWNER/DEVELOPER AND THE CITY; PROVIDING CUMULATIVE, REPEALER, AND SEVERABILITY CLAUSES; PROVIDING FOR OPEN MEETING; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, pursuant to Section 10.01 of the City of Pflugerville (“City”) Home Rule Charter, any right of control or use of City property must be authorized by ordinance; and

**WHEREAS**, the City previously approved the creation of a public improvement district (“PID”) with the owner/developer of the residential development known as Lakeside Meadows; and

**WHEREAS**, pursuant to the Lakeside Meadows PID, the City agreed to accept the ownership of a park and open space within the development, but with the understanding that the Property Owners Association (the “Association”) will be responsible for the ongoing maintenance of designated park improvements located within the PID and its park and open space areas, such improvements to include amenities such as lighting, a water fountain, bike repair station, and benches; and

**WHEREAS**, the Association will maintain these facilities in a clean, safe, and usable condition at no cost to the City, including routine inspection, repair, and upkeep; and

**WHEREAS**, as authorized under law, and in the best interests of the citizens of Pflugerville, Texas, City Council deems it appropriate to enter into a Maintenance Agreement for the Lakeside Meadows Public Improvement District Park and Open Space Improvements (“Maintenance Agreement”) and corresponding Public Access Easement (“Easement”), both of which are attached as **Exhibit A**;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:**

**Section 1.** The recitals contained in the preamble are found to be true and correct and are adopted by the City Council and made a part hereof for all purposes and findings of fact.

**Section 2.** The City Manager is authorized to execute the Maintenance Agreement and Easement, both of which are attached as **Exhibit A**.

**Section 3.** All ordinances or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters herein.

**Section 4.** This Ordinance shall be cumulative of all other ordinances of the City of Pflugerville, Texas, and shall not operate to repeal or affect any other ordinances of the City except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this Ordinance, in which event such conflicting provisions, if any, are repealed to the extent of such conflict.

**Section 5.** This Ordinance shall be effective upon adoption.

**PASSED AND APPROVED ON FIRST READING, this the \_\_\_\_ day of \_\_\_\_\_, 2026.**

**PASSED AND APPROVED ON SECOND READING, this the \_\_\_\_ day of \_\_\_\_\_, 2026.**

\_\_\_\_\_  
Doug Weiss, Mayor

APPROVED AS TO FORM:

ATTEST:

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Michael C. Hayes, City Attorney

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Trista Evans, City Secretary