



City of Pflugerville

Minutes - Final

Tax Reinvestment Zone No. 1 Board

Tuesday, August 1, 2023

6:00 PM

1611 Pfennig Lane

Special Meeting

1. Call to Order

Jeffrey Thompson called the meeting to order at 6:02pm. Board members present: Elizabeth Montoya, and Michael Martin. Darryl Houston and Sylvia Camarillo was not in attendance.

City staff in attendance: Emily Barron, Assistant City Manager; Erin Sellers, Innovation Strategist, Trista Evans, City Secretary; Lee Simmons, Assistant City Attorney.

2. Public Comment

There was no one present wishing to speak under public comment.

3. Discuss and Consider Action

3A. [2023-0658](#)

Discuss and consider a TIRZ reimbursement required for the public infrastructure associated with the NorthPointe East Development.

Mr. Thompson opened the item for discussion. Ms. Barron provided an overview of the NorthPointe East development, PUD regulations, and proposed land uses. Naina Magon, Hawes Hill, reviewed the developer's updated request highlights and stated staff revised the recommendation. Ms. Magon discussed the project costs and allocations and Ms. Barron reviewed next steps. Mr. Thompson asked why the eligible project costs on the staff recommendation are less than reported at the previous meeting. Ms. Barron provided clarification that the initial estimate included a note that soft costs would have to be removed. Ms. Montoya discussed the commercial component of the development.

Chad Colley and Phillip Welch with Trademark reviewed the development plan for the land and the TIRZ guidelines. Mr. Colley answered questions from the board about the infrastructure for the project. Ms. Montoya discussed concerns with Phases 1 and 2 and the guidelines passed by city council. Discussion followed regarding the reimbursement process.

Mr. Thompson reviewed the options. Ms. Montoya moved to accept the City's recommendation as stated. Mr. Thompson seconded the motion. All voted in favor, the motion carried. Mr. Thompson stated it will be on the City Council agenda for August 8th.

4. Adjourn

Mr. Thompson adjourned the meeting at 7:03pm.

Respectfully submitted,

Trista Evans
City Secretary

Approved as amended on May 22, 2024.