

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS
APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE
AND 2026 ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS
FOR THE MEADOWLARK PRESERVE PUBLIC
IMPROVEMENT DISTRICT IN ACCORDANCE WITH
CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE; MAKING
VARIOUS FINDINGS AND PROVISIONS RELATED TO THE
SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City of Pflugerville, Texas (“City”) is authorized under Chapter 372 of the Texas Local Government Code (“Act”), to create a public improvement district within its corporate limits; and

WHEREAS, on October 11, 2022, City Council passed and adopted Resolution No. 1996-22-10-11-1038 authorizing the Meadowlark Preserve Public Improvement District (the “District”), which authorization was effective upon publication as required by the Act and in accordance with the City Council’s findings as to the advisability of the public improvement projects described in the petition submitted to the City and as to the advisability of creating the District; and

WHEREAS, on February 11, 2025, City Council approved Ordinance No. 1652-25-02-11 levying special assessments for and apportioning the costs of, certain improvements to property in and for the District; fixing a charge and lien against all properties within the District, and the owners thereof; providing for the manner and method of collection of such assessments; providing for penalties and interest on delinquent assessments; making a finding of special benefit to property in the District and the real and true owners thereof; approving a Service and Assessment Plan for the District, and adopting an Assessment Roll; and

WHEREAS, pursuant to Section 372.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements, and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, City Council has received the “City of Pflugerville, Texas, Meadowlark Preserve Public Improvement District 2026 Annual Service Plan Update” (the “2026 Annual Service Plan Update”) which includes the updated

Assessment Roll, and acts as the Annual Service Plan Update to the Service and Assessment Plan for 2026, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2026 Annual Service Plan Update and updated Assessment Roll for the District as required by the Act;

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

SECTION 1. The findings and determinations set forth in the recitals above are hereby incorporated by reference for all purposes.

SECTION 2. Terms not otherwise defined herein are defined in 2026 Annual Service Plan Update attached as **Exhibit A**.

SECTION 3. The 2026 Annual Service Plan Update is approved and accepted by the City Council by the adoption of this Ordinance.

SECTION 4. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of City Council that no portion hereof, or provision or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Annual Service Plan Update, to be recorded in the real property records of the County on or before August 17, 2026, in accordance Section 372.013(c) of the Act. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

SECTION 6. This Ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED AND APPROVED ON FIRST READING, this the ____ day of _____, 2026.

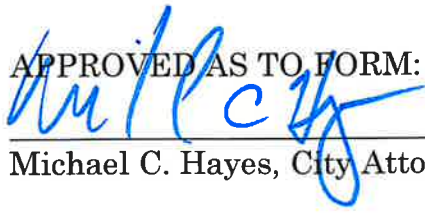
PASSED AND APPROVED ON SECOND READING, this the ____ day of _____, 2026.

Doug Weiss, Mayor

ATTEST:

Trista Evans, City Secretary

APPROVED AS TO FORM:



Michael C. Hayes, City Attorney

Exhibit A

2026 Annual Service Plan Update