



City of Pflugerville

Minutes - Final

Tax Reinvestment Zone No. 1 Board

Wednesday, December 11, 2024

6:30 PM

1611 Pfennig Lane

Regular Meeting

1. Call to Order

Board Chair Michael Martin called the meeting to order at 6:30pm. Board members Elizabeth Montoya, Darryl Houston, Robert Romig, and George Vande Werken were in attendance.

City staff in attendance: Emily Barron, Assistant City Manager; Megan Santee, Assistant City Attorney; Erin Sellers, Innovation Strategist; Trista Evans, City Secretary; Tracy Waldron, Finance Director.

2. Public Comment

There was no one present wishing to make public comment.

3. Approval of Minutes

- 3A. [2024-1164](#) Discuss and consider action to approve the July 24, 2024 meeting minutes and the July 19, 2023 Meeting Minutes.

Mr. Martin opened the item. Mr. Romig moved to approve the minutes. Mr. Vande Werken seconded the motion. All voted in favor. The motion carried.

4. Discuss Only

- 4A. [2024-1165](#) Presentation regarding an overview of the TIRZ.

Mr. Martin opened the item. Naina Magon, Hawes Hill, provided information about a TIRZ including the benefits, eligible items for TIRZ funding, and the project funding process. Ms. Magon stated communities use a TIRZ for different purposes and provided information about the history of Pflugerville TIRZ. Ms. Magon answered questions from the board providing information about the difference between expanding and creating a second TIRZ.

5. Discuss and Consider Action

- 5A. [2024-1192](#) Discuss and consider action on a revised TIRZ reimbursement request for a total maximum of \$4,362,224 for public infrastructure associated with the North Pointe East development.

Mr. Martin opened the item for discussion. Ms. Sellers provided information about the background of the area and reviewed the developer's request. Ms. Sellers discussed the guidelines, application of strategic plan and comprehensive plan, and reviewed the planned unit development zoning and land use. Ms. Sellers stated staff recommends denial of the request due to inconsistency with city land use, economic development and incentive goals and policies, not exceeding minimum development requirements, and lack of regional improvement needs. Ms. Sellers answered questions from the board regarding the proposal.

Robert Wall with Verdot Capital discussed the application history and reviewed the site plan. Ms. Montoya discussed the residential lots and inconsistencies on whether areas are considered commercial. Ms. Barron discussed the intention of the planned unit development and discussed use of public funds. Mr. Romig discussed the purpose of the TIRZ board to evaluate if it is a worthwhile investment of funds. Mr. Wall answered questions from the board regarding the proposal and proposed Pick Fit inclusion. Mr. Romig asked about water line service. Ms. Barron answered questions from the board about other projects in the city. Discussion followed regarding the proposal.

Mr. Romig moved to deny the request. Ms. Montoya seconded the motion. All voted in favor. The motion carried.

6. Adjourn

Mr. Martin adjourned the meeting at 8:22pm.

Respectfully submitted,

Trista Evans, City Secretary

Approved as _____ on _____.