

**CITY OF PFLUGERVILLE**

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

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

**WHEREAS**, the City of Pflugerville, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a Public Improvement District within its corporate limits; and

**WHEREAS**, on May 12, 2020, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects described in the original petition submitted and filed with the City Secretary, as required by Section 372.009 of the PID Act, and on May 12, 2020 the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 1763-20-05-12-0721 (the "Original Creation Resolution"), adopted by a majority of the members of the City Council, authorized the creation of the District in accordance with its finding as to the advisability of the improvement projects; and

**WHEREAS**, following the adoption of the Original Creation Resolution, on May 12, 2020, the City published the Original Creation Resolution in *The Pflugerville Pflag*, a newspaper of general circulation in the City; and

**WHEREAS**, on July 12, 2022, after due notice, the City Council held the public hearing in the manner required by law on the advisability of the improvement projects described in an amended and restated petition, as required by Section 372.009 of the PID Act, and on September 13, 2022 the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 1991-22-09-13-1014 (the "Amended and Restated Creation Resolution"), adopted by a majority of the members of the City Council, authorized the creation of the District in accordance with its finding as to the advisability of the improvement projects; and

**WHEREAS**, following the adoption of the Amended and Restated Creation Resolution, the City filed a copy of the Amended and Restated Creation Resolution with the County Clerk of Travis County, Texas; and

**WHEREAS**, on or about May 14, 2024, the City Council approved Ordinance No. 1626-24-05-14 (the "Assessment Ordinance"), which Assessment Ordinance approved and accepted the Service and Assessment Plan for the District (the "Service and Assessment Plan"), including

the Assessment Roll, and levied the assessments on certain real property within the District (the "Assessments"); and

**WHEREAS**, on or about September 9, 2025, the City Council approved the 2025 Annual Service Plan Update and the 2025 Assessment Roll pursuant to Ordinance No. 1679-25-09-09; and

**WHEREAS**, Lakeside Meadows LLC, a Texas limited liability company (the "Developer") has entered into that certain Purchase, Sale and Assignment Agreement (the "Sale and Assignment Agreement") with ORIX PUBLIC FINANCE, LLC, a Delaware limited liability company ("Orix"), whereby the Developer will sell, transfer, deliver and assign a portion of the Developer's right, title, interest, estate, claims and demands in and to reimbursement for the costs of the Authorized Improvements (as defined in the Service and Assessment Plan); and

**WHEREAS**, in connection with the Sale and Assignment Agreement, the City now desires to amend and restate the Service and Assessment Plan; 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**, the City Council has received the "City of Pflugerville, Texas, Lakeside Meadows Public Improvement District 2026 Amended and Restated Service and Assessment Plan" (the "2026 Service and Assessment Plan") 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 Service and Assessment Plan and updated Assessment Roll for the District as required by the Act; and

**WHEREAS**, City staff requests that City Council, in accordance with Section 3.15(d) of the City's Charter, make a motion to approve this Ordinance upon its first reading so that it becomes effective immediately; and

**WHEREAS**, City Council finds that adopting this Ordinance and making it effective after first reading in accordance with Section 3.15(d) of the City's Charter substantially advances a legitimate public interest of the City.

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

**SECTION 1.** The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

**SECTION 2.** Terms not otherwise defined herein are defined in the 2026 Service and Assessment Plan attached hereto as **Exhibit A**.

**SECTION 3.** The 2026 Service and Assessment Plan is hereby approved and accepted by the City Council by the adoption of this Ordinance.

**SECTION 4.** This Ordinance shall be effective upon approval on first reading.

**SECTION 5.** 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 the 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 6.** The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Service and Assessment Plan, to be recorded in the real property records of the County and posted on the City's website, not later than the seventh day after the date the City Council adopts this Ordinance approving the 2026 Service and Assessment Plan in accordance with 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.

*[Remainder of page left intentionally blank.]*

**PASSED AND APPROVED AND MADE EFFECTIVE on First Reading by the City Council of the City of Pflugerville, Texas, the \_\_\_\_ day of \_\_\_\_\_, 2026.**

**PASSED AND APPROVED on Second Reading by the City Council of the City of Pflugerville, Texas, the \_\_\_\_ day of \_\_\_\_\_, 2026.**

**APPROVED:**

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

**ATTEST:**

\_\_\_\_\_  
Trista Evans, City Secretary

**Exhibit A**

**2026 Amended and Restated Service and Assessment Plan**

*[Remainder of page left intentionally blank.]*