

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, AMENDING CHAPTER 152, SUBCHAPTER B, ROADWAY IMPACT FEES OF THE CITY'S CODE OF ORDINANCES; TO INCLUDE APPROVING AN UPDATED ROADWAY IMPACT FEE SERVICE AREA MAP, APPROVING A ROADWAY IMPACT FEE STUDY 2025 UPDATE, AND MAINTAINING THE ROADWAY IMPACT FEES AT THE CURRENT RATES FOR THE 2027 FISCAL YEAR; CONTAINING SEVERABILITY AND REPEALER CLAUSES; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Chapter 395, Texas Local Government Code (the "Statute") provides the requirements and procedures for a city's adoption of Land Use Assumptions, a Roadway Impact Fee Capital Improvements Plan, and Roadway Impact Fees; and

WHEREAS, City Council adopted a roadway impact fee ordinance by amending Chapter 152 of the Code of Ordinances on November 24, 2020, per Ordinance No. 1470-20-11-24, to include: 1) a Roadway Impact Fee Capital Improvements Plan ("CIP"), which identified Capital Improvements or Roadway Facility expansions for which Roadway Impact Fees may be assessed; 2) the establishment of Service Areas; 3) the establishment of a roadway impact fee per service unit within the Service Areas; 4) the establishment of procedures for the assessment, collection, computation, expenditure, refund, and general administration of the roadway impact fees; and 5) to provide for the establishment of accounts for roadway impact fees; and

WHEREAS, City Council adopted a subsequent amendment on March 8, 2022, per Ordinance No. 1543-22-03-08, to include: 1) an updated roadway impact fee service area map and provisions relating to appraisals for estimating fair market value for the dedication of right of way; and 2) a Roadway Impact Fee Study 2022 Update; and

WHEREAS, in 2025, City Council retained Kimley-Horn and Associates ("Kimley-Horn") to prepare an updated Roadway Impact Fee ("RIF") Study, attached as **Exhibit A**; and

WHEREAS, on March 2, 2026, the City's Capital Improvement Advisory Committee ("CIAC") reviewed the RIF Study 2025 Update and RIF ordinance amendments to include updated growth, land use assumptions and capital improvement plan; and

WHEREAS, pursuant to Sec. 395.047, Texas Local Government Code, City Council adopted Resolution No. 2267-26-05-12-1418 on May 12, 2026, which set a date of July 14, 2026, to conduct a public hearing to discuss the City's RIF Ordinance amendments; and

WHEREAS, as required by Section 395.054, Texas Local Government Code, the City Council conducted a public hearing on July 14, 2026, to discuss RIFs in which any member of the public had the right to appear at the hearing and present evidence for or against the update; and

WHEREAS, a copy of the RIF Study 2025 Update can be acquired through the City Secretary's office; and

WHEREAS, the RIF Capital Improvements Plan and Land Use Assumptions are being amended as part of the RIF Study 2025 Update, while the RIF Rates are being maintained, with no increases during the City's 2027 Fiscal Year; and

WHEREAS, the City Council desires to adopt amendments to the RIF Study and Ordinance as provided herein and finds that it is in the best interest of the citizens of the City of Pflugerville;

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

SECTION 1. Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein and are hereby found to be true and correct factual and legislative determinations of the City of Pflugerville, Texas.

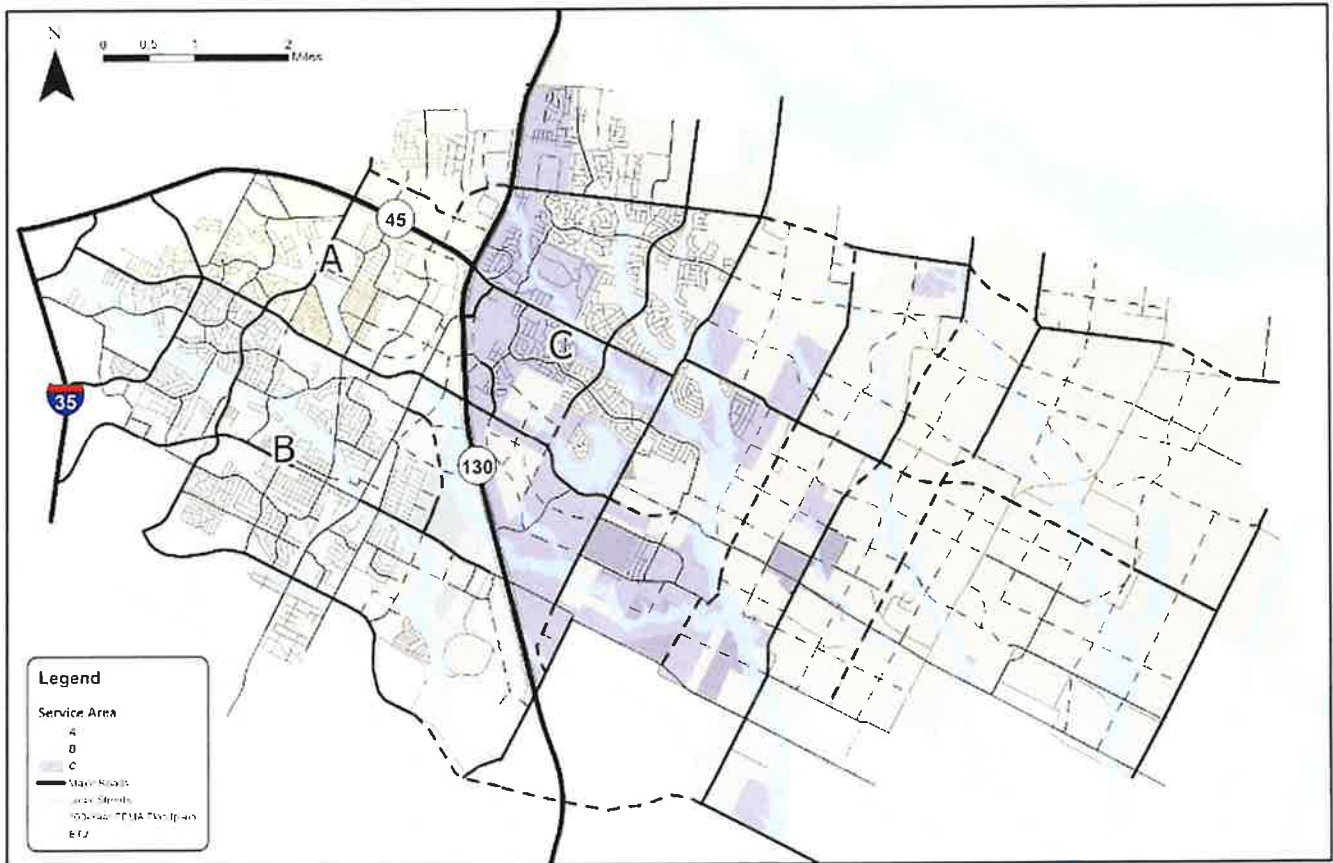
SECTION 2. Roadway Impact Fee Study 2025 Update Adopted. The Roadway Impact Fee Study 2025 Update, dated June 16, 2026, is approved and adopted for all purposes consistent with this Ordinance and is attached as **Exhibit A**.

SECTION 3. Code Amendments. The Code of Ordinances of the City of Pflugerville, Texas, Chapter 152, Subchapter B Roadway Impact Fees, Section 152.104 is amended to include an updated Figure 1. Roadway Service Areas, as follows:

§ 152.104 ROADWAY SERVICE AREAS.

The City hereby establishes three (3) Roadway Service Areas, constituting land within the City's corporate boundaries, as depicted in Figure 1, Roadway Service Areas. The boundaries of the Roadway Service Areas may be amended from time to time, or new Roadway Service Areas may be delineated, pursuant to the procedures of this Subchapter.

Figure 1. Roadway Service Areas



SECTION 4. Severability. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 5. Repealer. This Ordinance shall be cumulative of all other ordinances, resolutions or acts of the City of Pflugerville, and this Ordinance shall not operate to repeal or affect any other ordinances of the City of Pflugerville 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 hereby repealed.

SECTION 6. Effective Date. This Ordinance shall take effect from and after its passage and publication in accordance with the provisions of the Texas Local Government Code, and it is accordingly so ordained.

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