

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS
CONFIRMING THE POLICY DIRECTION RECEIVED DURING THE JULY 30, 2021
CITY COUNCIL WORKSESSION REGARDING THE ASPIRE PFLUGERVILLE
2040 COMPREHENSIVE PLAN.**

WHEREAS, the City of Pflugerville desires to adequately plan for the needs of the City as it continues to grow and expand; and

WHEREAS, a Comprehensive Plan is a long-range plan that identifies community goals and aspirations that are utilized by the City of Pflugerville to express public policy initiatives regarding land use, community character, parks and recreation, neighborhood vitality, economic development, transportation, utilities, community facilities and public services; and

WHEREAS, the Comprehensive Plan was last adopted in 2010; and

WHEREAS, the consultant, Freese and Nichols, Inc. was retained by the City of Pflugerville to develop the Aspire Pflugerville 2040 Comprehensive Plan; and

WHEREAS, public input was received on the Vision, Guiding Principles and Goals through online surveying, open houses, and the Comprehensive Plan Advisory Committee; and

WHEREAS, the City Council approved the Vision and Guiding Principles for the Aspire Pflugerville 2040 Comprehensive Plan at their meeting on January 12, 2021, per Resolution No. 1840-21-01-12-0813; and

WHEREAS, the City Council held a worksession on July 30, 2021 to discuss the components of the Comprehensive Plan, including the comprehensive plan process, economic development, land use and fiscal performance, and approaches to extraterritorial jurisdiction (ETJ) management; and

WHEREAS, the City Council of the City of Pflugerville has determined that it is necessary and beneficial to further the efforts of the ongoing Aspire Pflugerville 2040 Comprehensive Plan efforts by providing policy direction.

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

Section 1. That the foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes and findings of fact.

Section 2. That the City Council of the City of Pflugerville, Texas hereby provides the following guidance in order to further policies and actions that will be considered in the future adoption of the Aspire Pflugerville 2040 Comprehensive Plan:

- Economic Development:
 - Pursue land purchases along key corridors to target specific desired development patterns and land uses, with a focus on market gaps and long-term return on investment.

- Consider land purchases/options for properties that have the potential to attract innovative, growing companies in order to increase inventory of shovel-ready property.
- Focus on the development of office and the related development environments to attract innovative, growing companies that can respond to market needs and provide job opportunities for existing residents.
- Focus on industries that have the greatest potential to provide jobs for existing residents and positively affect the quality of life in Pflugerville.
- Focus on mixed-use developments that provide a destination for innovative and growing companies that thoughtfully incorporate a mixture of office, retail/services, entertainment, and residential uses.
- Consider the expansion of the 130 Commerce Park to the south and west.
- Mixed-use developments with municipal facilities may be considered when part of an overall master plan that provides for opportunities such as a public-private partnership that contributes to the overall activity of the development.
- Pursue the extension of utility infrastructure as an incentive.
- Land Use and Fiscal Policy
 - Draft Future Land Use Map is appropriate.
 - Provide a land use mix with an employment target that results in approximately 2 jobs for every 3 Pflugerville residents.
 - Pursue an ultimate land use mix that has revenues exceeding cost of service.
 - Remain mindful of the cost of service variables regarding household size and shifting housing market and anticipated expectations of residents based on higher property values and their interest in additional/enhanced levels of service.
 - Considering the anticipated future capital improvement needs, continue to invest in Pflugerville in a financially sustainable way accounting for the full life cycle and operation costs.
 - Establish policies and actions that limit leapfrog development as this type of development pattern creates inefficiencies in utilities and other city services and has substantial impact the general and utility funds.
 - Pursue policies that create FM 973 as a unique commercial corridor.
 - Pursue policies that continue to create and maintain unique and complete neighborhoods.
 - Pursue policies that promote redevelopment of underutilized properties.
- ETJ Management and Special Purpose Districts
 - Establish policies and actions to pursue annexation eastward in a fiscally responsible way to the extent allowed under state law.
 - Consider the use of special purpose districts to advocate for and implement the comprehensive plan and other adopted plans in terms of future land uses and transportation, utility, parks, and trails capital improvements.
 - Memorialize all available tools as authorized in consent agreements and strategic partnership agreements (SPAs).
 - Update special purpose district policies and develop a checklist of requirements for including when consenting to or amending special districts.
 - Establish SPAs for those Municipal Utility Districts (MUDs) where the consent agreements explicitly identify SPAs as a requirement.
 - Establish policies to ensure specific MUD assets remain under the control of a homeowners' association or limited district following full-purpose annexation.

PASSED AND APPROVED this 10th day of August, 2021.

Victor Gonzales, Mayor

ATTEST:

Trista Evans, City Secretary

APPROVED AS TO FORM:

Charles E. Zech, City Attorney
Denton Navarro Rocha Bernal & Zech, PC