



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2020-8371    **Version:** 2    **Name:**  
**Type:** Agenda Item    **Status:** Discuss only  
**File created:** 5/12/2020    **In control:** City Council  
**On agenda:** 6/9/2020    **Final action:**  
**Title:** Discuss land use and fiscal analysis.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Pflugerville Land Use Fiscal Study - Key Takeaways and Recommendations (1), 2. Pflugerville Land Use Fiscal Study - Verdunity Final Draft Report

Date	Ver.	Action By	Action	Result
6/9/2020	2	City Council		
5/12/2020	1	City Council		

Discuss land use and fiscal analysis.

This item is provided as a follow up to the City Council retreat in January.

### Prior City Council Action

The Verdunity report, "Pflugerville Land Use and Fiscal Analysis 2019", was presented to City Council on December 10, 2019, and topically discussed at the City Council retreat in January 10, 2020.

Key Takeways and Recommendations from the report are attached to this agenda item.

From the report, "Pflugerville's downtown has some very high ROI lots. These lots tend to have multi-story structures on them with very small amount of undeveloped or open space. That creates a high improvement value per square foot coupled with an overall low-cost footprint." Further, "Two areas in particular present the greatest opportunities for Pflugerville to diversify housing and commercial options while also doing so in a manner that will improve its fiscal health and resiliency. These are the commercial corridors along SH130 and SH45 and the historic downtown."

The report included four strategic recommendations in which many have been done, or are being established by the City through plans, policies, regulations or capital improvements, or by the private sector through the process of development or redevelopment of property.

A potential outcome of this discussion could be to adopt the "Key Takeways and Recommendations" by Resolution at a future meeting, and to integrate these into the forthcoming comprehensive plan in furtherance of these efforts.

This item was posted on the May 26th City Council agenda but discussion of the item was postponed to a subsequent meeting agenda.

**Deadline for City Council Action**

None.

**Supporting documents attached:**

Verdunity Report - Key Takeaways and Recommendations

Verdunity Report - Full Report

**Recommended Action**

This item is for discussion only. No action is being taken.