



# City of Pflugerville

## Legislation Details (With Text)

**File #:** RES-0950    **Version:** 1    **Name:** Martin Tract - SAP Resolution  
**Type:** Resolution    **Status:** Consent Agenda  
**File created:** 11/16/2021    **In control:** Planning Dept  
**On agenda:** 12/14/2021    **Final action:** 12/14/2021

**Title:** Approving a resolution with the caption reading: A resolution of the City of Pflugerville, Texas determining costs of the proposed public improvements in the Martin Tract Public Improvement District, approving a proposed assessment roll, and making related findings and determination, in accordance with Chapter 372 of the Texas Local Government Code.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution, 2. Exhibit A - Service and Assessment Plan, 3. Martin Tract Location Map

Date	Ver.	Action By	Action	Result
12/14/2021	1	City Council	Approved	Pass

Approving a resolution with the caption reading: A resolution of the City of Pflugerville, Texas determining costs of the proposed public improvements in the Martin Tract Public Improvement District, approving a proposed assessment roll, and making related findings and determination, in accordance with Chapter 372 of the Texas Local Government Code.

As provided with the related ordinance, the purpose of a Public Improvement District (PID) is to create a funding source for a defined geographic area in support of identified improvements. The proposed PID pertains to approximately 40.447 acres of land generally located on the south side of Cele Road, just west of Melber Lane and East of Verona Subdivision. The proposed PID would include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements may generally include:

- (i) the establishment of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, pavilions, community facilities, parking structures, sidewalks, irrigation, walkways, lighting, benches, trash receptacles and any similar items located therein;
- (ii) landscaping;
- (iii) acquisition, construction, and improvement of water, wastewater and drainage facilities;
- (iv) acquisition, construction and improvement of streets, roadways, rights-of-way and related facilities;
- (v) entry monumentation and features;
- (vi) signage;
- (vii) projects similar to those listed above

This is the first step in approving the levy of assessments for the project. The Preliminary Service and Assessment Plan attached has been prepared and reviewed by city staff, the City’s PID Administrator, Bond Counsel, City Attorney and Financial Advisor, as well as the Developer and

Developer's Counsel. The consideration by the City Council to levy assessments will occur at the completion of the public hearing scheduled for January 11, 2022, and reading of the ordinance scheduled also scheduled to occur on January 11, 2022 (1st Reading) and January 25, 2022 (2nd reading).

**Prior City Council Action**

On June 23, 2020, City Council held a public hearing on the creation of the PID.

On August 11, 2020, City Council approved the rezoning of this property to Single Family Residential (SF-R).

On December 8, 2020, City Council concluded the public hearing and approved the creation of the PID.

**Deadline for City Council Action**

Action is requested on December 14, 2021.

**Funding Expected:** Revenue  Expenditure  N/A

**Budgeted Item:** Yes  No  N/A

**Amount:**  N/A

**1295 Form Required?** Yes  No

**Legal Review Required:** N/A  Required  Date Completed: December 8, 2021

**Supporting documents attached:**

Resolution

Exhibit A - Service and Assessment Plan

Location Map

**Recommended Action**

Motion to approve the resolution as presented.