



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2023-0658    **Version:** 3    **Name:**  
**Type:** Agenda Item    **Status:** Discuss and consider action  
**File created:** 7/13/2023    **In control:** City Manager Office  
**On agenda:** 8/8/2023    **Final action:**

**Title:** Discuss and consider action to approve a resolution regarding a TIRZ reimbursement request for the public infrastructure associated with the NorthPointe East Development.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Resolution, 2. Exhibit A - Term Sheet (Staff Recommendation), 3. Update Term Sheet - Submitted by Applicant, 4. Staff Report, 5. Texas Tax Code Ch. 311 Eligible Project Costs, 6. TIRZ No. 1 Reimbursement Guidelines, 7. TIRZ Public Benefit Cost Analysis - Submitted by Applicant, 8. Original Term Sheet - Submitted by Applicant, 9. NorthPointe PUD, 10. Developer Roadway Reimbursement Agreement for Colorado Sand Drive (Kedma Ventures Original and Amendment), 11. 3rd Amendment to the TIRZ Project Plan and Finance Plan (adopted as 2nd Amendment)

Date	Ver.	Action By	Action	Result
8/8/2023	3	City Council		
8/1/2023	1	Tax Reinvestment Zone No. 1 Board		
7/19/2023	1	Tax Reinvestment Zone No. 1 Board		

Discuss and consider action to approve a resolution regarding a TIRZ reimbursement request for the public infrastructure associated with the NorthPointe East Development.

The subject property is approximately 38 acres, generally located north of East Pflugerville Parkway and south of Kelly Lane. The extension of Colorado Sand Drive, a minor arterial roadway, will be constructed through the tract by the City.

The property owners and development partners (the “applicant”) are requesting reimbursement for up to \$15,999,795 for the costs of public infrastructure, including water, wastewater, drainage, public streets and TxDOT decel lanes, dry utilities, public amenity (includes landscaping, and trail and sidewalk landscaping and irrigation from 100% of the available TIRZ increment. The costs also include soft costs, design, permit fees, inspection fees, etc.

This item supports the Council's strategic goals for infrastructure and economic development.

### TIRZ Board Action

The TIRZ Board met on August 1, 2023 to recommend approval of staff recommendation regarding the TIRZ reimbursement.

The TIRZ Board met on Just 19, 2023 to discuss the NorthPointe East TIRZ request. The item was postponed to allow for additional consideration of a claw back provision. The applicant provided an

updated term sheet which was attached for Board consideration.

### **Deadline for Action**

Action is request on August 8, 2023

### **Fiscal Impact**

Approx. \$15,999,795 plus City administration costs over the course of the TIRZ reimbursement agreement

### **Attachments**

Resolution

Exhibit A - Term Sheet (Staff Recommended)

Updated Term Sheet - Submitted by Applicant

Staff Report

Chapter 311 Texas Tax Code - Excerpt of Eligible Reimbursements

TIRZ No. 1 Reimbursement Guidelines

TIRZ Public Benefit-Cost Analysis - Submitted by Applicant

Original Term Sheet - Submitted by Applicant

North Pointe PUD (Land Use & Development Regulations)

Developer Roadway Reimbursement Agreement for Colorado Sand Drive (Kedma Ventures original and amendment)

Third Amendment to the TIRZ Project Plan and Finance Plan (adopted as 2nd Amendment)

### **Recommended Motion**

Motion to approve staff's recommendation as presented.