



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2019-7652    **Version:** 1    **Name:**  
**Type:** Agenda Item    **Status:** Approved  
**File created:** 6/25/2019    **In control:** Parks and Recreation  
**On agenda:** 6/25/2019    **Final action:** 6/25/2019  
**Title:** Discuss and consider approving recommended components of the Lake Pflugerville Phase 1 and Biehle Property Preliminary Development Report (PDR) Phase 1 projects prepared by Halff Associates.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Lake Pflugerville Location Map, 2. Lake Pflugerville Master Plan PDR, 3. Phase 1 Master Plan, 4. Biehle Property Master Plan, 5. Community Garden Exhibit 1

Date	Ver.	Action By	Action	Result
6/25/2019	1	City Council	Approved	Pass

Discuss and consider approving recommended components of the Lake Pflugerville Phase 1 and Biehle Property Preliminary Development Report (PDR) Phase 1 projects prepared by Halff Associates.

Lake Pflugerville is a 250+/- acre utility property consisting of 180 surface acres of reservoir and 70 acres of land. Existing amenities include a 3-mile loop trail around the lake, a developed park on the north side and limited infrastructure on the south side. A Master Plan was completed in 2014 that identified the full potential of additional development.

This Master Plan was a component of the 2014 General Obligation Bond (GOB) Election that included \$25M for park projects was approved by the Pflugerville voters in November, 2014. The PDR consists of site evaluation including analyzing new site data (utility, street development, etc.), resulting in the development of a refined master plan concept with appropriate phased implementation recommendations and associated costs per phase.

Of the \$25M GOB funds, \$8M was initially earmarked for Lake Pflugerville projects. Since then, council approved using GOB funds to supplement the land acquisition for the 1849 Park. As a result, the remaining GBO funds available for Lake Pflugerville projects is approximately \$3.8M. With this in mind, staff is recommending that the remaining funds are used to address critical parking and related infrastructure needs. Within the available funds, staff recommends that approximately \$2.1M be used to fund parking, lighting and electrical, landscaping and restroom facility projects from Lake Pflugerville Phase 1, and \$1.7M to be used to fund a western trailhead on the Biehle property which will include additional parking and community garden area.

The Biehle Property was acquired by the City of Pflugerville in 2003 in conjunction with the development of Lake Pflugerville. The primary improvement on the site is a single family residential structure that was constructed in 1950, per Travis CAD records. Evaluation by the City Council's

Facility Committee recommends demolition as the structure is not economically valuable to the site and is currently unused. Relocation of the originally conceptualized western gateway to this site offers multiple benefits for the city and visitors to Lake Pflugerville. It also provides a like-for-like site for the relocation of the community gardens. The current location of the community gardens is needed to facilitate the expansion of the wastewater treatment facilities and better align with the needs of the city's public works and utility functions.

**Prior City Council Action**

Halff & Associates was awarded the preliminary development report contract October 2018 for \$99,356.00.

**Fiscal Impact**

Project funding of \$8 million was approved as part of the November 2014 General Obligation Bond. Reallocation of funds in 2015 to acquire the land for the 1849 Park has reduced the remaining Lake Pflugerville project budget to \$3.8 million.

**Deadline for City Council Action**

Action is requested on June 25, 2019.

**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: \_\_\_\_\_

**Supporting documents attached:**

Lake Pflugerville Phase 1 Preliminary Development Report

Lake Pflugerville Master Plan Rendering

Biehle Property Concept Plan Rendering

Community Garden Exhibit 1

Location Map

**Recommended Action**

Approval of selected Lake Pflugerville Phase 1 and Biehle Property Preliminary Development Report (PDR) Phase 1 projects proposed by Halff & Associates which would expand the parking and related infrastructure near the beach area and create an additional trailhead on the Biehle Property which would include additional parking and community garden area, replacing like facilities currently located adjacent to the Central Wastewater Treatment Plant.

