



City of Pflugerville

Legislation Text

File #: RES-0797, **Version:** 1

Continuation of a public hearing and approval of a resolution with the caption reading: Resolution of the City of Pflugerville, Texas, Authorizing and Creating the Martin Tract Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; Providing for related matters; and Providing for an effective date.

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

The estimated cost of the improvements to be included within the PID is approximately \$5.1M. The cost of improvements will be initially paid by the developer and then the cost will be assessed to the future residents of the tract, to be paid over a period of up to 30 years. The PID assessment may be paid off earlier should the future property owner desire to do so.

The public hearing was held in June regarding this item but was not closed in order to allow future comment at the time of creation.

If approved, next steps include 1) authorizing the City Manager to enter into an agreement with the developer dissolving the PID if no assessments are levied within three years of the approval of the PID (also on 12/8 agenda) and 2) consider approval of an ordinance to levy assessments on the property. A date to levy assessments has not been determined at this time.

Prior City Council Action

On June 23, 2020, City Council held a public hearing on this item.

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

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 2, 2020

Supporting documents attached:

Resolution

Exhibit A - survey

Term Sheet

Authorized Improvements Cost

Fully Signed Vine Creek Cost Sharing Agreement

Location Map

Recommended Action

Motion to close the public hearing.

Motion to approve the resolution as presented.