



# City of Pflugerville

## Legislation Text

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**File #:** RES-1008, **Version:** 1

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Approving a resolution of the City Council of the City of Pflugerville, Texas, accepting a petition for revision of the boundaries of the Lakeside Meadows Public Improvement District, increasing the estimated costs of the authorized improvement and calling for a public hearing.

On June 26, 2022, City Council set a date for a public hearing of July 26, 2022, however, due to an issue with the notification for the public hearing, a new public hearing date is requested for August 23, 2022.

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 Lakeside Meadows PID pertains to approximately 416.63 acres of land generally located at the northeast corner of SH130 and Pecan Street known as Lakeside Meadows Development. The PID would include the design, acquisition, construction, and improvement of public improvement projects authorized by state law that are necessary for the development of the Property, which public improvements will 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

Since the creation of the PID in 2020, the development team has been actively working on permitting and constructing public infrastructure. The Developer has acquired some additional land that will require amending the public improvement district to incorporate the additional property. This item accepts the filing of the petition for consideration by Council that includes the additional land acquired by the development and sets a public hearing for July 26, 2022. Acceptance of the petition is not approval of the PID. Consideration of approval of the PID will be requested after the public hearing is held.

The estimated cost of the improvements to be included within the PID is \$30,000,000. The PID is intended to function as a reimbursement PID, meaning that the initial funding of public improvements will be incurred by the development upfront and, once each improvement is complete, the development would be reimbursed for those costs. In order to accomplish this, the City will levy an assessment on each parcel within the PID in a manner that results in imposing equal shares of the costs on property that is similarly benefited. Assessments may be paid in full or in installments that meet the annual costs for the authorized improvements for a set period of time necessary to retire the

indebtedness which is typically a period of 30 years.

If approved, next steps include 1) public hearing and consideration by City Council for incorporation of the additional land into the Lakeside Meadows Public Improvement District (PID) on August 23, 2022; 2) consideration by City Council for the approval of an ordinance to establish a service and assessment plan on the property.

**Prior City Council Action**

January 2020 - City Council approved the rezoning of this property to Planned Unit Development (PUD) in January 2020.

May 12, 2020 - Council held a public hearing and approved a resolution creating the Lakeside Meadows Development Public Improvement District (PID)

May 12, 2020 - Council approved a resolution requiring the dissolution of the Public Improvement District (PID) if special assessments do not occur by May 31, 2023

February 22, 2022 - City Council approved an amendment to the Planned Unit Development (PUD)

June 14, 2022 - City Council approved the reimbursement agreement for the project

June 26, 2022 - City Council accepted the PID petition and set a public hearing date

**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: June 16, 2022

**Supporting documents attached:**

Resolution and supporting exhibits

**Recommended Action**

Motion to approve resolution as presented