



City of Pflugerville

Legislation Details (With Text)

File #:	ORD-0481	Version:	2	Name:	TIRZ No. 2 Creation
Type:	Ordinance	Status:	Public Hearing and First Reading		
File created:	9/26/2019	In control:	City Council		
On agenda:	6/8/2021	Final action:			
Title:	Continue a public hearing and consider approving an ordinance on first reading regarding the creation of a Tax Increment Reinvestment Zone (TIRZ) number two to include NorthPointe West development and the Downtown area.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Proposed Reinvestment Zone Location Map, 2. Downtown Portion of TIRZ, 3. NorthPointe Portion of TIRZ

Date	Ver.	Action By	Action	Result
10/8/2019	1	City Council		

Continue a public hearing and consider approving an ordinance on first reading regarding the creation of a Tax Increment Reinvestment Zone (TIRZ) number two to include NorthPointe West development and the Downtown area.

In September 2018, the City Council approved a Downtown Action Plan by Resolution, resolving to expand upon opportunities and provide for the implementation of the 2009 Old Town Pflugerville Vision Report in support of revitalization of downtown and to provide for a balance of opportunities to live, learn, work and play. Within the Action Report, various tasks are outlined that set the foundation for revitalization of Downtown. One of the immediate goals was creation of a Tax Increment Reinvestment Zone (TIRZ) for the Downtown to help promote these efforts. A TIRZ will provide for the establishment of a separate fund, which captures the increase in ad valorem of property tax revenue within the Zone over time, to fund public improvement benefitting the Zone.

NorthPointe (West of SH130), is a proposed project located at the northwest corner of Pflugerville Parkway and SH130 that proposes development as a high density mixed use project. Aligning the efforts of these projects emphasizes the importance of Downtown to the vibrancy of the overall community and will allow for the future tax increment to be utilized on identified public projects within Downtown, as well as NorthPointe.

This item is to conduct a public hearing regarding on the creation of the TIRZ Number Two for the Downtown area as well as NorthPointe West. The Zone will consist of approximately 335.2 acres in total one part (106.7 acres) is made up of the NorthPointe West project located at the northwest corner of Pflugerville Parkway and SH130 and the other part (228.5 acres) is the Downtown which is generally located along FM1825/Pecan Street between Heatherwilde Boulevard and FM685 and along Railroad Avenue, north of Pfluger Street, East of 10th Street and Meadow Lane, South of the Pfluger Park and West of FM685 and Dessau Road.

The public hearing is requested to be continued to November 12th in order to allow for any additional public comments once the project preliminary finance plans are complete and presented.

Prior City Council Action

City Council held a public hearing on October 8, 2019 regarding the creation of TIRZ 2. The public hearing was continued to November 12, 2019.

City Council passed a resolution on September 10, 2019 directing the City Secretary to provide notice for the public hearing on this item. (RES 1717-19-09-10-0650)

City Council passed a resolution on September 25, 2018 adopting the Downtown Action Plan (RES 1649-18-09-25-0547)

Future City Council Action

Second reading of the ordinance related to this item is anticipated to be presented to City Council on November 26, 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: To be completed prior to presentation of the ordinance related to this item anticipated for November 12, 2019.

Financial Advisor Review: Reviewed; Final Approval Pending Date Completed: TBD

Supporting documents attached:

Location Maps (Overall, Downtown and NorthPointe West) (No ordinance is attached to this item- Need 1/21 by 1p)

Recommended Action

Motion to close the public hearing.

Motion to approve the ordinance as presented creating TIRZ 2 to include NorthPointe West development and the Downtown area.