

Welcome!

District Optimization Task Force



8/26/26 | Real Estate Task Force

Agenda



01 Task Force Orientation

02 Purpose & Decision Needed

03 Core Working Session

04 Decision & Consensus Reached

05 Action Items & Owners

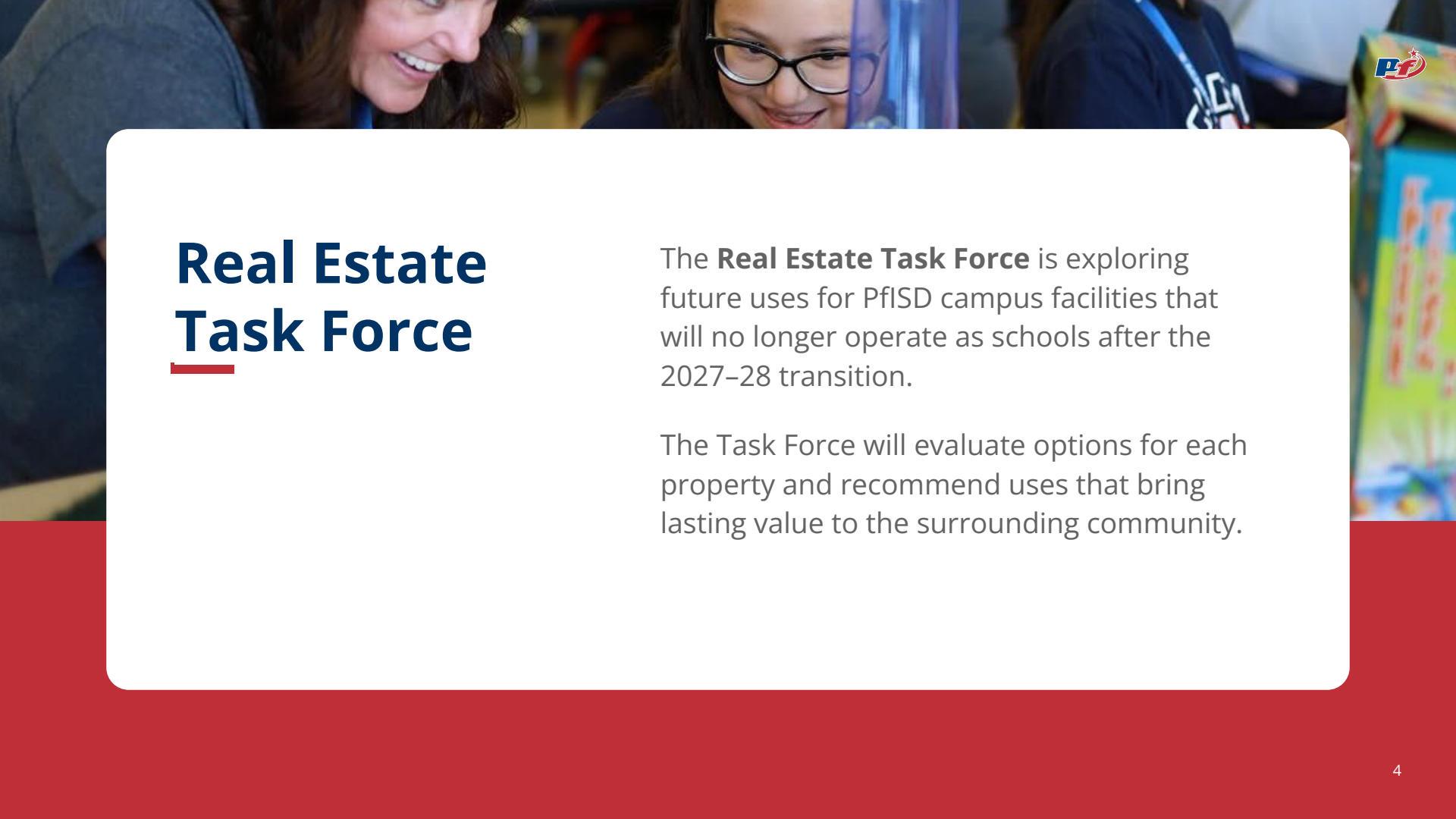
06 Next Meeting Focus

Orientation

Our Role, Process, and Responsibilities

8/26/26 | Real Estate Task Force





Real Estate Task Force

The **Real Estate Task Force** is exploring future uses for PfISD campus facilities that will no longer operate as schools after the 2027–28 transition.

The Task Force will evaluate options for each property and recommend uses that bring lasting value to the surrounding community.

Task Force Operating Norms

8/26/26 | Real Estate Task Force



Purpose of Norms

These norms we will review apply to all optimization task forces to ensure consistent, efficient use of time and a clear, credible path for bringing recommendations to the District's Executive Cabinet and Board of Trustees.

Every task force is a recommending body. Final decision authority rests with the District's Executive Cabinet.

If a recommendation is not reached by the task force, decision-making authority will be deferred to Cabinet.

Task Force Norms



Start and end on time regardless of attendance; default length 60–120 minutes.



Discussions, materials, & draft recommendations are confidential until agenda & minutes are posted publicly. Do not share, discuss outside the group, or photograph/screenshot materials.



Participants must not discuss, post about, or reference deliberations or materials on social media at any time; questions about public sharing should be directed to the Task Force facilitator.



One conversation at a time — side conversation topics go to the “Parking Lot” to be addressed by the task force facilitator.



Rely on data/evidence over anecdotes when evaluating options.



Discourse on substance is expected and welcomed — it should remain civil; critique ideas, not people.

Our Purpose & Role

8/26/26 | Real Estate Task Force



Our Purpose & Role



We Recommend

We provide data, options, and recommendations to inform Cabinet decisions. Final authority rests with Cabinet — not the Task Force.



We Operate Within Scope

Each Task Force has a specific written charge. We stay within it — and route out-of-scope issues to the right owner.



We Debate Ideas

Discourse on substance is expected. Critique ideas, not people. Rely on data and evidence over anecdotes.

Understanding Your Charge

Your Assignment

Each Task Force operates under a specific written charge defining scope, target decision dates, and the precise questions we are answering.

Managing Scope

When issues arise outside our charge, we log and route them to the appropriate owner — we do not absorb them.

Roles & Responsibilities



01

Facilitator

Enforces norms, manages time-boxing, and runs the "Parking Lot." Non-voting role.



02

Recorder

Captures decisions, options, and action items. Ensures Swivl recording is uploaded.



03

Time Keeper

Tracks time per agenda item and signals transitions to the Facilitator.



04

Members

Come prepared having reviewed pre-reads. Represent stakeholder perspectives.

Decision Making & Meeting Cadence



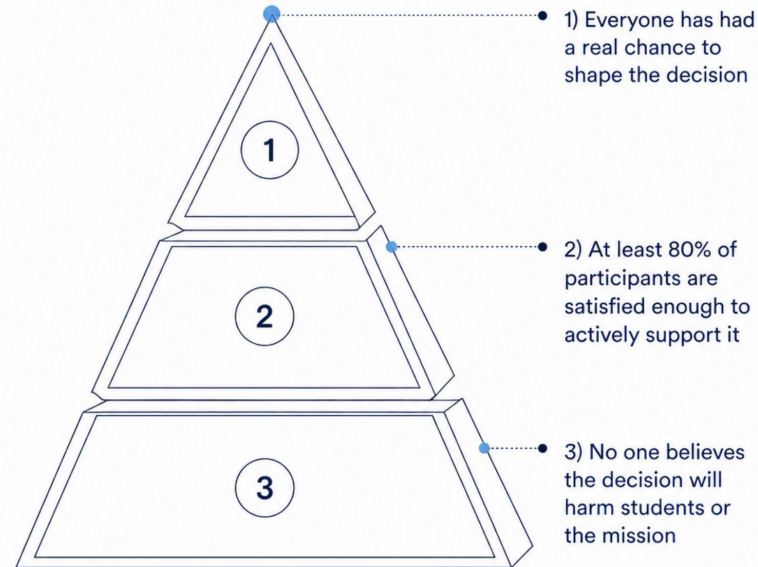
Decision Making Protocol

The Standard

- Everyone had a genuine chance to shape the decision
- At least 80% of participants actively support it
- No one believes it will harm students or the mission

We Seek Consensus

We work until everyone's voice is heard, concerns are addressed, and all members can support the outcome — even if it's not their first choice.



Handling Dissent

Dissent Is Not Failure

Documented dissent strengthens recommendations by surfacing risks Cabinet should weigh.

What We Record

The minority position, its rationale, and any conditions under which dissenters could support the decision.

If 80% consensus cannot be reached, we **document the dissenting view**. Cabinet must see where disagreement exists — not just the majority position.

Documentation & Transparency



Please refrain from
sharing out task
force meeting
information for 48
hours.

48

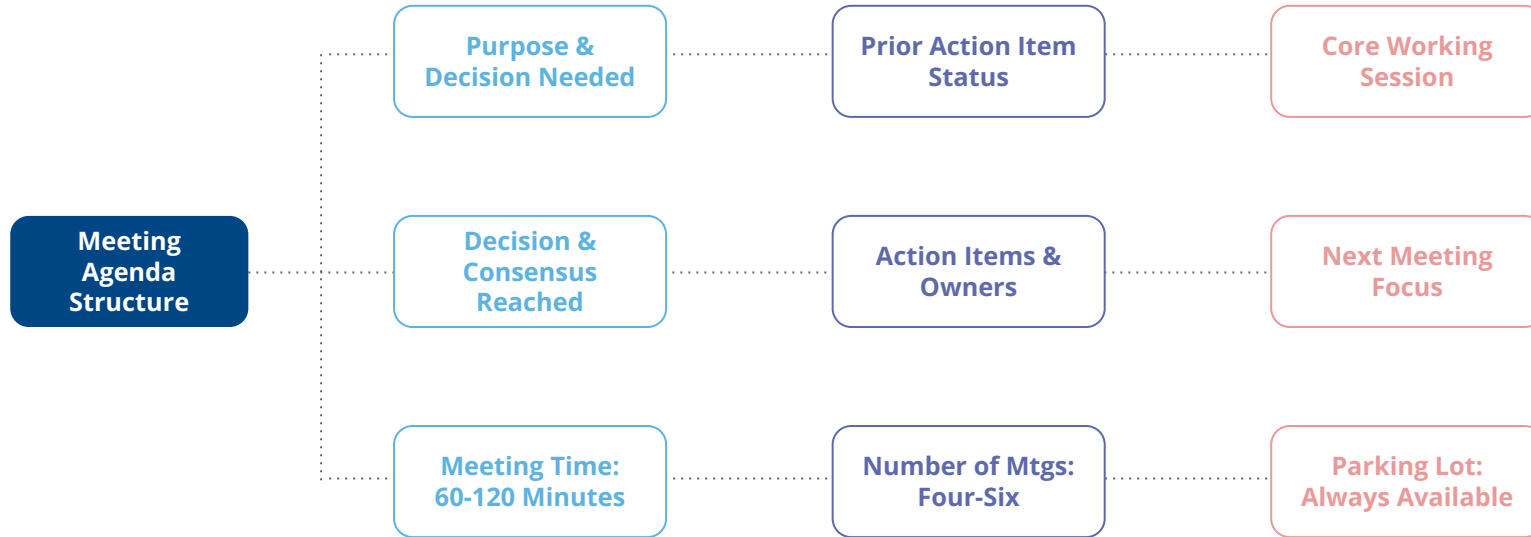
Confidentiality

All deliberations are confidential until minutes and agendas are posted publicly. Please, no social media discussion of Task Force work.

What We Produce

Minute meetings, deliberations, action items; video recording of meetings, written summary of outcomes.

Meeting Cadence



Meeting Dates

August

26

Task Force
Regular Meeting

September

09

Public Hearing

September

23

Task Force
Regular Meeting

October

07

Task Force
Regular Meeting

October

21

Task Force
Regular Meeting

Task Force Membership

Facilitators

Craig Pruett

Brandon Evans

Staff

- Michael Dodgin
- Greg O'Brien
- Omar Gonzalez

Parents

- Jason Hassay
- Nicandro Sanchez
- Rachel Macintyre
- Harold Flenoy
- Joshua Cuttill
- Gabriela Mordi
- Amanda Dean

District Reps

- Jacob Woolston
- Jennifer Land
- Tamra Spence
- Adam Dutter
- Janie Ornelas

Community

- Quincy Dunlap
- Scott Moser
- Sally Decelis
- Traci Dockter
- Brittani Rivera

District Needs & Real Estate Profiles



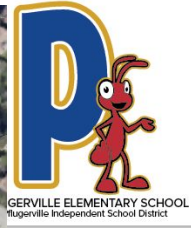
District Needs:

- **Consolidate Programs, Teachers, and Students**
- **Optimize Space**
- **Plan for Real Estate Portfolio**
- **Reduce Budget Deficit**

Real Estate:

Dessau ES, Pflugerville ES, Windermere ES, Parmer Lane ES

Pflugerville Elementary



701 Immanuel Road, Pflugerville TX

Building Facts

- Built in 1978, Renovated in 2014 is considered "End of Life"
- Square footage 61,616 on 10.22 ac

Suburban Residential Character

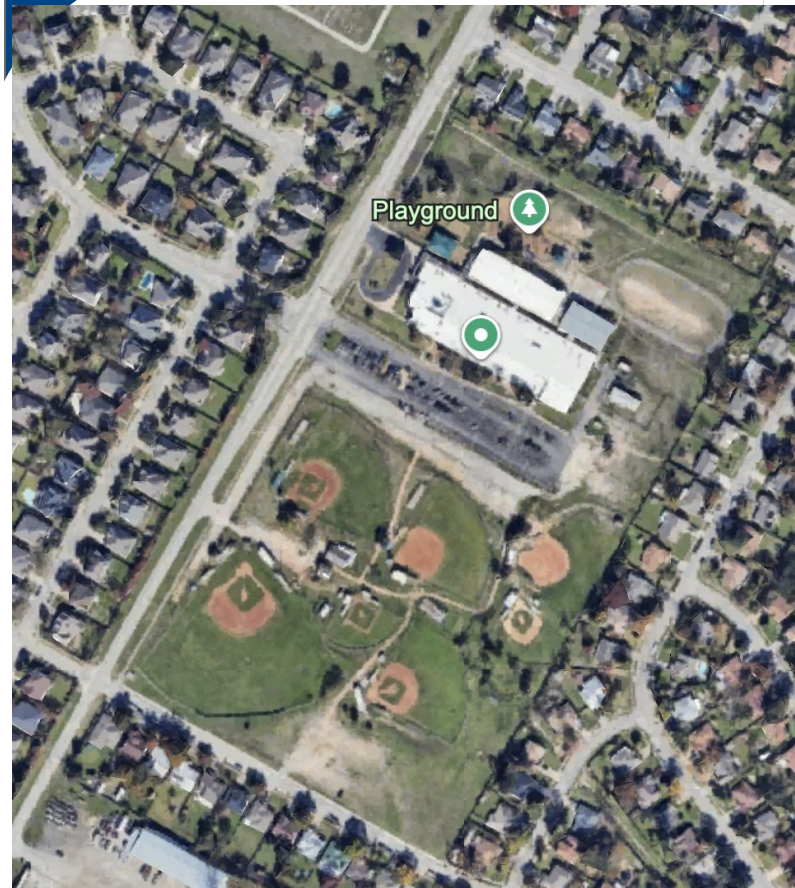
Pflugerville Elementary sits closer to the historic core of Pflugerville proper. This campus sits directly within Pflugerville's established residential heartland.

Historic & Established Suburban Setting: Positioned within established neighborhoods featuring mature trees.

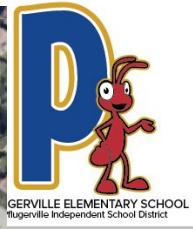
Walkable Civic Core: Located just blocks from downtown Pflugerville, providing close access to civic amenities.

Parks & Outdoor Recreation: Immediate proximity to Gilleland Creek Park, which features the Gilleland Creek Pool, trails, and greenbelt access running right through the center of town. Baseball diamonds attached to PES.

Central Town Convenience: Minutes away from everyday shopping at the Stone Hill Town Center, major grocers (H-E-B), and local Pflugerville eateries.

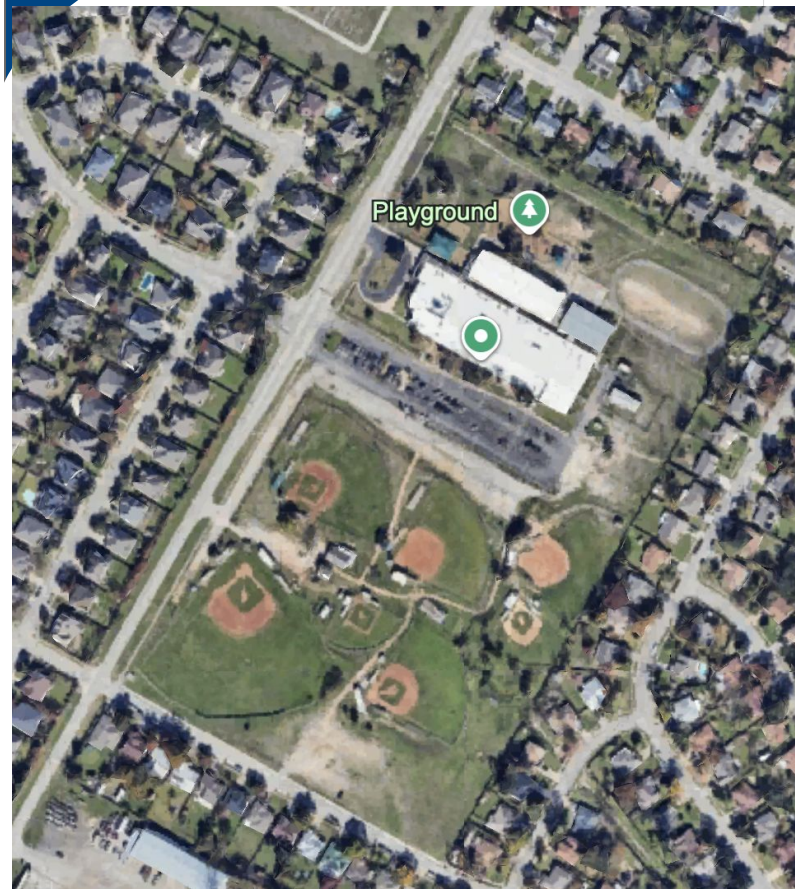


Pflugerville Elementary



701 Immanuel Road, Pflugerville TX
Access to Major Thoroughfares

- **E Pecan Street / FM 685 (~0.2 miles / 1 minute south):** Pflugerville's central east-west corridor, giving immediate access to downtown Pflugerville dining and retail.
- **Dessau Road / FM 685 (~0.7 miles / 2 minutes east):** Connects south toward East Austin and north toward H-E-B and major retail centers.
- **Interstate 35 (~1.8 miles / 4–5 minutes west):** Direct highway access via E Pecan Street leading south to Austin or north to Round Rock.
- **State Highway 45 Toll (~2 miles / 5 minutes north):** Connects East Pflugerville across to Cedar Park and Round Rock.
- **State Highway 130 Toll (~3 miles / 6 minutes east):** Quick access to the eastern tech corridors, Taylor, and Austin-Bergstrom International Airport.



Dessau Elementary



1501 Dessau Ridge Lane Austin, TX

Building Facts

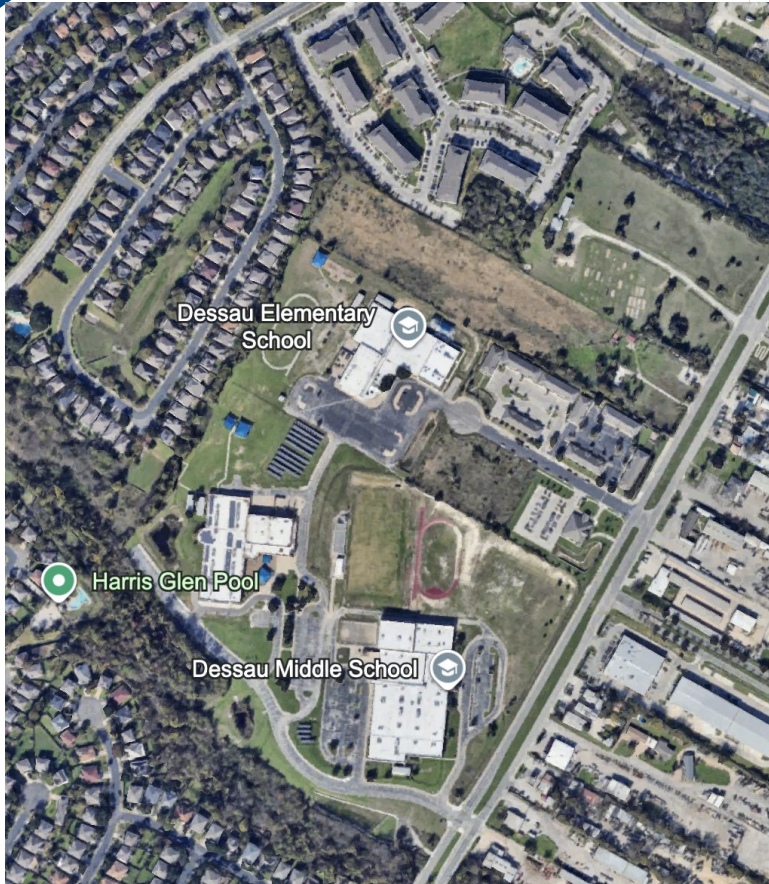
- Built in 1987, Renovated in 2023 is Structurally Viable
- Square footage 77,161 on 9.3 ac

Suburban Residential Setting

The area sits in a rapidly growing corridor positioned right on the border between Austin and Pflugerville.

Tech Corridor Proximity: Situated near the Tech Ridge area.

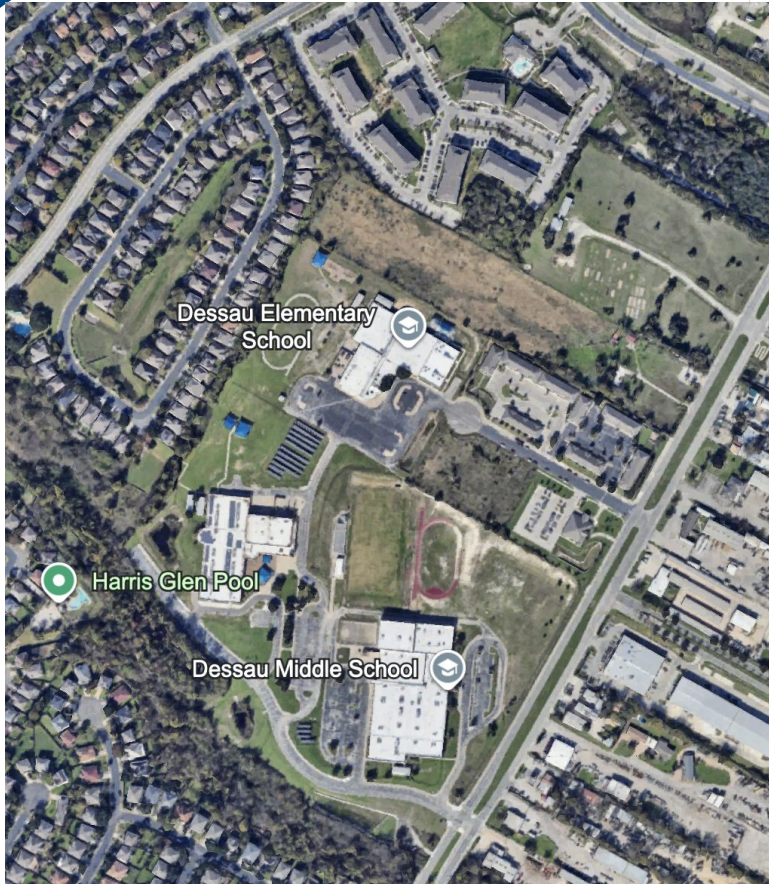
Convenience & Amenities: Residents have quick access to everyday commercial hubs along Parmer Lane and Interstate 35, which host major retailers, grocers, and dining options. Green spaces like Metropolitan Park at Wells Branch and neighborhood trails are nearby.



Dessau Elementary



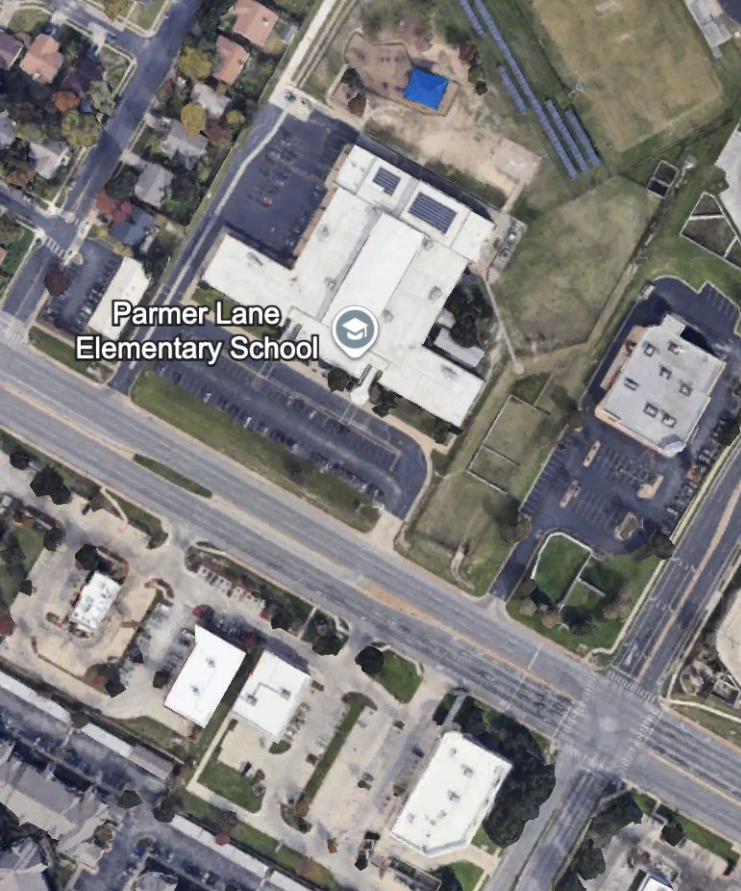
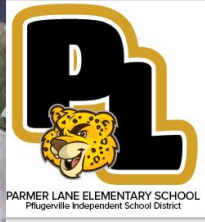
1501 Dessau Ridge Lane Austin, TX



Access to Major Thoroughfares

- E Howard Lane (~0.3 miles / 1 minute north): Major east-west arterial offering immediate access across the upper Austin-Pflugerville border.
- Dessau Road (~0.4 miles / 2 minutes west): Primary north-south thoroughfare providing a direct route to major retail centers and connecting to Braker Lane and Rundberg Lane.
- State Highway 130 / Toll 130 (~2.5 miles / 5 minutes east): Quick access route to Austin-Bergstrom International Airport and the broader SH-130 tech corridor.
- Interstate 35 (~3 miles / 6–8 minutes west): Main regional highway connecting to downtown Austin and Round Rock.

Parmer Lane Elementary



1806 W. Parmer Lane Austin, TX

Building Facts

- Built in 1982 is considered "End of Life"
- Square footage 63,634 on 8.62 ac

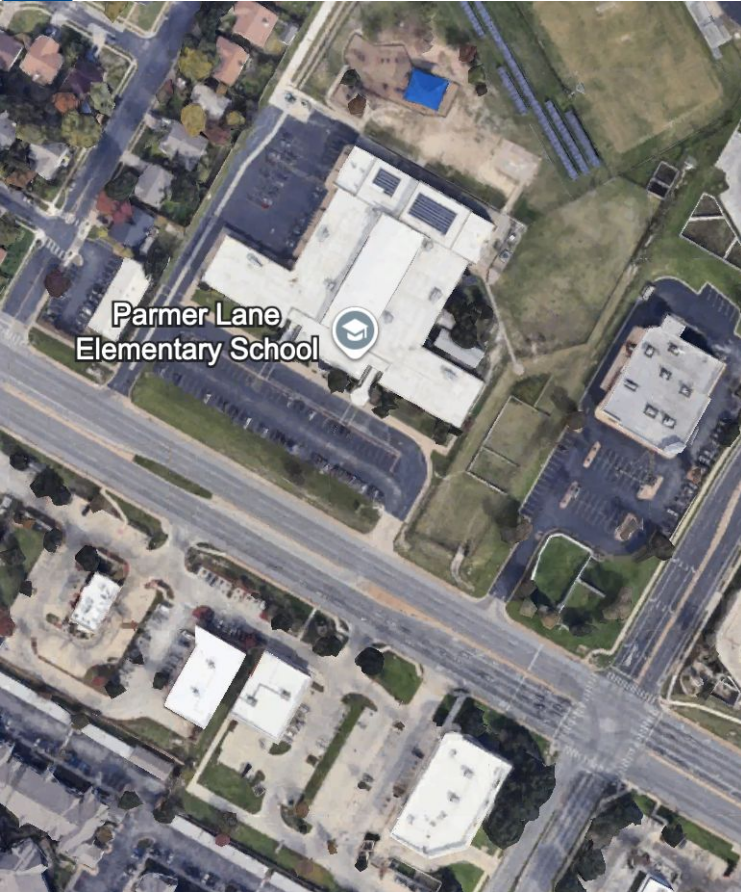
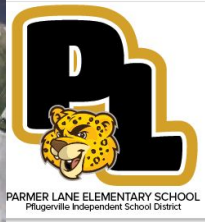
Urban-Suburban Setting

Situated in North Austin near the border of Pflugerville and Round Rock along one of North Austin's busiest tech and commercial corridors.

Major Tech Hub Access: Located in the heart of the North Austin technology corridor, just minutes from major corporate campuses like Apple (Parmer/Rippner campus and Americas campus), Dell, General Motors, and Samsung.

High Commercial Density: Immediate surrounding area features dense commercial strip centers, gas stations, office parks, and multi-family developments.

Parmer Lane Elementary



1806 W. Parmer Lane Austin, TX

Access to Major Thoroughfares

- **W Parmer Lane / FM 734 (Direct Access / 0 minutes):** Sits directly on Parmer Lane, a primary east-west high-capacity arterial connecting I-35 to Mopac Expressway and Cedar Park.
- **Interstate 35 (~1.2 miles / 3–4 minutes east):** Quick access via Parmer Lane to the main regional north-south interstate connecting to downtown Austin and Round Rock.
- **Mopac Expressway / Loop 1 (~2.5 miles / 5 minutes west):** Direct highway access to The Domain, North Burnet, and central Austin.
- **N Lamar Boulevard (~1.2 miles / 3 minutes east):** High-density commercial corridor running parallel to I-35.
- **State Highway 45 Toll (~3.5 miles / 6–8 minutes north):** Fast access across upper Round Rock and Cedar Park.

Windermere Elementary



429 Grand Avenue Parkway, Pf, TX

Building Facts

- Built in 1989, Renovated in 2020
- Square footage 149,000 on 20 ac

***Being considered by Admin for PACE & OC consolidation**

Suburban Residential Setting

WES occupies a prominent position along a major commuter connector, placing it squarely within one of the town's most established residential sections.

Established Master-Planned Community

Deeply integrated into the Windermere residential subdivision, one of Pflugerville's foundational master-planned communities.

High Commuter Convenience

Because it sits directly on Grand Avenue Parkway right off I-35, it offers exceptional transit accessibility for parents commuting into Round Rock, North Austin's tech corridor, or central Austin.

Windermere Elementary



429 Grand Avenue Parkway, Pf, TX

Access to Major Thoroughfares

- **Grand Avenue Parkway (Direct Access / 0 minutes):** Sits directly on this major arterial, which serves as a key commuter link connecting I-35 directly to FM 685 and central Pflugerville.
- **Interstate 35 (~1.0 mile / 2–3 minutes west):** Immediate west-bound access along Grand Avenue Pkwy straight to the regional interstate heading into downtown Austin or R. Rock.
- **State Highway 45 Toll (~1.5 miles / 3–4 minutes north):** Quick northern access offering fast east-west travel across Round Rock and Cedar Park.
- **E Pecan Street / FM 685 (~1.5 miles / 3–4 minutes east):** Connects directly into downtown Pflugerville and the Stone Hill commercial district.
- **State Highway 130 Toll (~3.5 miles / 6–8 minutes east):** Fast route down to East Austin and the Austin-Bergstrom International Airport.

Decision Making



Optimization

The purpose of District Optimization is to better utilize resources and improve outcomes for students, teachers, families, and the community.

Real Estate Options

STAGE 1

Identify Assets

Recognizing underutilized, non-revenue-generating assets, core concepts, or platform capabilities.



STAGE 2

Strategic Process

Formulating conversion methods to strategically optimize assets and establish structures.



STAGE 3

Viable Income

Generating stable and sustainable new streams of continuous revenue for the district.

Questions? Next Steps



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Thank you!

