



Pflugerville Independent School District
Real Estate and Campus Repurposing Task Force
Meeting 1 Summary

Date: Wednesday, August 26, 2026

Location: PflISD Learning & Technology Center

Facilitator: Craig Pruett, Executive Director of Facilities and Construction Services

District Leadership: Victor Valdez, Chief Operations Officer

Recorder: Janie Ornelas

Purpose and Charge

The Pflugerville ISD Real Estate and Campus Repurposing Task Force held its first meeting to launch the district's evaluation of the future use of four elementary campuses scheduled for closure: Dessau Elementary, Pflugerville Elementary, Parmer Lane Elementary, and Windermere Elementary. The task force was formed as part of the district's broader campus optimization effort, which responds to budgetary pressures, declining enrollment, and the need to consolidate programs and space.

The task force's charge is to serve as a visionary body that evaluates, conceptualizes, and recommends options to retain, repurpose, or monetize district real estate in ways that create lasting value for the district and the community. The charge emphasizes a human-centered approach: students, families, and staff affected by the closures are to be minimally hurt, held, and heard. The task force is a recommending body only. Final decision-making authority rests with the district's Executive Cabinet and Board of Trustees.

The task force will deliver a report with recommendations, rationale, and anticipated impacts to the Superintendent by February 1, 2027.

Membership and Operating Norms

Task force members introduced themselves, sharing motivations rooted in deep community connections as parents, longtime residents, district employees, and professionals with expertise in real estate, architecture, law, and community engagement. One member shared a personal experience with housing affordability in the region, underscoring affordable housing as a community need.

Key operating norms were established:

- Meetings are recorded, and recordings, agendas, and minutes will be posted publicly within 48 hours on the District Optimization section of the Pflugerville ISD website.

- Discussion materials are confidential until officially posted, so that all community members receive the same information at the same time. Members were asked not to reference deliberations on social media until materials are posted.
- Discussions will be civil, will focus on one conversation at a time, and will critique ideas rather than people.
- The task force will stay within its real estate charge. Out-of-scope issues will be logged in a parking lot and routed to the appropriate owner.

Community members serve as consensus members; district staff facilitate but do not vote. Consensus is defined as at least 80 percent agreement. Where consensus is not reached, dissenting views, their rationale, and the conditions under which dissenters could support a decision will be documented and presented to district leadership alongside the majority position.

Meeting Schedule and Public Engagement

- Public Hearing: September 9, 2026. Speaker time limits will follow board meeting norms based on the number of registered speakers. Venue to be confirmed and communicated.
- Working Meetings: September 23, October 7, and October 21, 2026, with additional meetings added if needed to reach consensus.
- Final Report: Due to the Superintendent by February 1, 2027.

Meetings will run 60 to 120 minutes. The task force also discussed inviting external perspectives, such as city representatives, community leaders, and major employers, to inform future discussions, and facilitators will explore how best to incorporate that input.

Campus Overviews

Pflugerville Elementary

Built in 1978 and renovated in 2014, the 61,616 square foot building sits on approximately 10.2 acres, including community baseball and softball fields. Architects and engineers have designated the building as end of life, and draft facility assessments will be shared with the task force. The property is believed to lie in or near a floodplain, which requires confirmation. The site is surrounded by residential neighborhoods and sits near the planned Monarch downtown development. The adjacent fields have served the community's youth baseball and softball league since approximately 1979, serving roughly 1,000 children annually, and a recent city survey indicates the community remains undersupplied in sports fields. Repurposing the building could carry significant costs given the condition of major building systems.

Dessau Elementary

Built in 1987 and partially renovated in 2023, Dessau Elementary sits on 9.3 acres and shares a larger property with Delco Primary and Dessau Middle School, so any future use must account for the co-located campuses. It is a Title I school located in one of the district's more economically disadvantaged areas, with adjacent multifamily housing and businesses nearby. The area is walkable for adjacent neighborhoods, though broader sidewalk coverage is limited, and the site lacks direct highway access.

Parmer Lane Elementary

Built in 1982 with limited modernization since, the building is designated end of life. The property is considered a prime location near commercial corridors, an expressway, and a rail line, and sits adjacent to a middle school and a Montessori school. The site consists of three separate parcels that would require replatting before any lease or divestment, and a large detention pond limits the usable development area. The group expressed strong interest in a long-term ground lease to a developer rather than a sale, allowing the district to retain ownership and generate recurring income, an approach other Central Texas districts have used. Because a middle school shares the site, any evaluation should consider the property holistically.

Windermere Elementary and Primary

The Windermere campus consists of two connected schools joined by a central library, totaling approximately 149,000 square feet on 20 acres. The facility has been substantially renovated and remains in good condition. Enrollment has declined as the surrounding neighborhoods have aged. Windermere is the only one of the four campuses under active consideration for near-term repurposing to house district programs. Options discussed include consolidating several District programs to share administration and services, and expanding the district's Child Development Center, which currently operates from a single portable, into a larger center that could serve the broader community.

Strategy and Financial Considerations

- Alternatives to selling, including ground leases and repurposing for revenue generation, were strongly favored for long-term financial sustainability. Locally generated revenue is treated differently than state funding, adding incentive to consider recurring income over one-time sale proceeds.
- No commercial appraisals have been conducted. Appraisals cost approximately \$6,000 to \$10,000 or more per property and would be commissioned only if the Board directs the district to divest a property.
- All four campuses sit in older subdivisions experiencing aging populations and declining birth rates, with newer families concentrating in the eastern portion of the district. No new traditional campuses are planned; the only new facility planned is the specialized Career and Technical Education center.
- The Community Facility Advisory Committee will convene in September 2026 and will consider this task force's ranked recommendations, along with potential bond options and partnership opportunities.

Next Steps

- District staff will post the meeting video, agenda, and minutes to the District Optimization webpage by 7:30 PM on Friday, August 28, 2026.
- District staff will email agendas directly to members before future meetings and provide information packets for all four campuses.

- Draft architectural assessments for the four campuses, clearly labeled as drafts, will be distributed to members before the next meeting.
- Staff will follow up on open information requests, including floodplain designation for Pflugerville Elementary, surrounding subdivision and homeowners association boundaries, field use agreement history and terms, and classroom space standards.
- The Executive Cabinet will meet on August 28, 2026 to discuss program consolidation and facility use, with outcomes shared with the task force.
- Task force members will attend the public hearing on September 9 and reconvene on September 23, 2026.