

Welcome!

District Optimization Task Force



9/9/26 | 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.



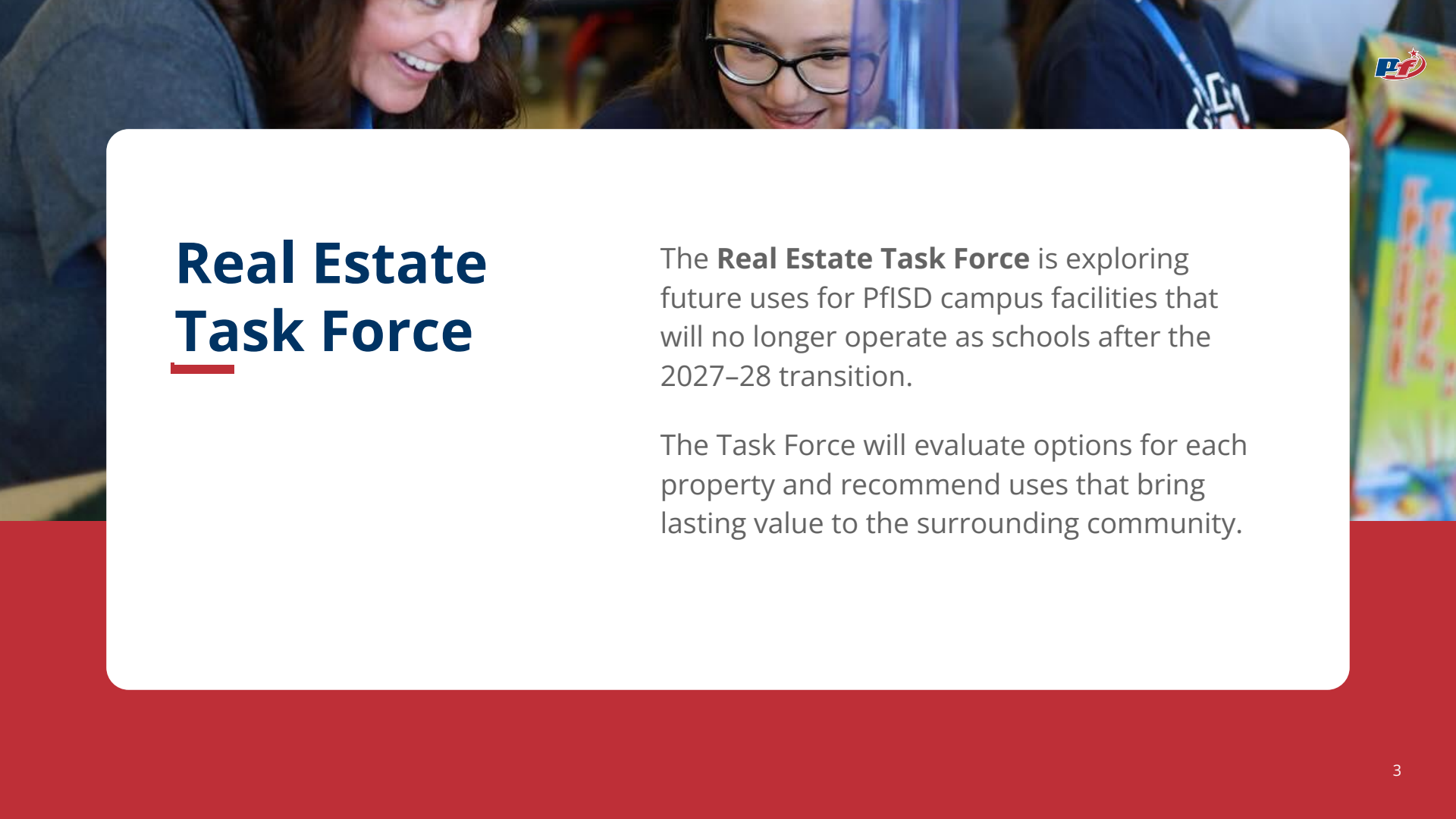
We Operate Within Scope

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.



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.

Understanding The Charge

Evaluate, conceptualize, and recommend options to retain, repurpose, or potentially sell district real estate — creating lasting value for the district and community, with a human-centered approach: students, families, and staff are to be minimally hurt, held, and heard.

The task force is a recommending body only. Final authority rests with the Executive Cabinet and Board of Trustees.

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

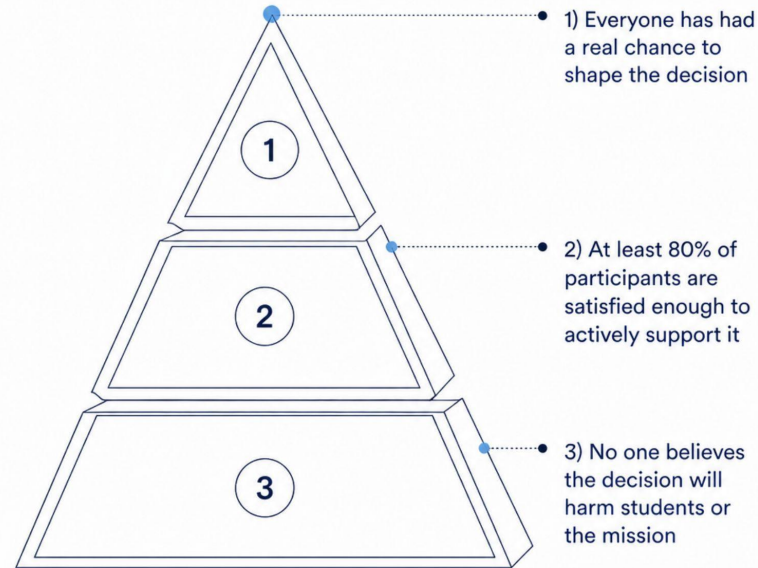
Decision Making Protocol

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.



District Needs & Real Estate

District Needs

 Consolidate Programs, Teachers, and Students

 Optimize Space

 Plan for Real Estate Portfolio

 Reduce Budget Deficit

Real Estate Portfolio

Dessau ES

Pflugerville ES

Windermere ES

Parmer Lane ES

District Needs & Real Estate Profiles



Four Campuses at a Glance

Scheduled for closure — the task force is evaluating **retain, repurpose, or monetize** options for each.

Pflugerville Elementary

Built 1978 · Renovated 2014

61,616 sq ft | 10.2 acres

End of life; possible floodplain; adjacent youth ball fields serve ~1,000 kids/yr

Dessau Elementary

Built 1987 · Renovated 2023

9.3 acres | Shared site

Located on property with Delco Primary & Dessau Middle

Parmer Lane Elementary

Built 1982

3 parcels | Detention pond

End of life; prime corridor location; strong interest in a ground lease

Windermere Elem. & Primary

Substantially Renovated

~149,000 sq ft | 20 acres

***Utilized for PACE & OC**

Pflugerville ISD Cabinet has decided to utilize the campus to serve both program sets.

Strategy & Financial Considerations

Lease over sell

Ground leases and revenue-generating repurposing are a possibility over sale — locally generated revenue is treated differently than state funding, favoring recurring income.

No appraisals yet

Commercial appraisals (\$6,000–\$10,000+ per property) would only be commissioned if the Board directs a divestment.

Aging demographics

All four campuses sit in older subdivisions with aging populations and declining birth rates. No new traditional campuses are planned — only a specialized CTE center.

Advisory alignment

The Community Facility Advisory Committee convenes September 2026 to weigh this task force's ranked recommendations alongside bond options and partnerships.

Public Hearing Procedures

Public Comments

Regarding Pflugerville ISD Real Estate Planning, specifically possible future plans for Parmer Lane, Dessau, and Pflugerville Elementary School properties.

Committee Discussion

Discussion and presentation regarding overall District Facility Utilization and strategic property planning.

Public Participation

Members of the public are invited to attend and provide input. Individuals wishing to speak must sign up prior to the start of the hearing.

Thank you!

