

Real Estate Task Force: Meeting 5 Summary

Pflugerville ISD

Meeting: Real Estate Task Force, Meeting 5 of 5 (final meeting)

Date: October 20, 2026

Time: Began at approximately 5:35 p.m.

Location: LTC-Bat Cave

Facilitation: District staff

Purpose and Charge

The Real Estate Task Force is one of several community task forces supporting Pflugerville ISD's district optimization work. The task force was asked to review three elementary campus properties, Pflugerville Elementary, Dessau Elementary, and Parmer Lane Elementary, and to offer recommendations on their future use. The task force operates within an administrative charge set by the district. Its role is advisory: the Board of Trustees has final authority over any decision involving district property, and no decision on these properties has been made. In earlier meetings, the task force reached consensus to recommend repurposing Pflugerville Elementary and to recommend that the district go to market for Dessau Elementary and Parmer Lane Elementary. The purpose of this final meeting was to describe what those recommendations should look like in practice.

Meeting Format and Public Engagement

Members wrote their individual ideas, concerns, and suggestions on notes that were posted on shared boards in the room, one for Pflugerville Elementary and one for Dessau and Parmer Lane. District staff confirmed that every idea recorded at the meeting will be shared with the Executive Cabinet and the Board of Trustees, not only the points on which the group agreed. The facilitator reviewed six themes that had come up repeatedly in earlier meetings:

- Any solution should be innovative and sustainable.
- The district should consider new civic or community partnerships for reuse of the Pflugerville Elementary site.
- Real estate priorities for each property.
- Leasing compared with selling at Dessau and Parmer Lane.
- Effects on the district's long-term operational goals, financial health, and delivery of services.
- Ideas that would improve quality of life across the Pflugerville ISD community.

Pflugerville Elementary

Most of the meeting focused on Pflugerville Elementary, where the central question was how to repurpose the site in a way that reflects what the task force heard from the community. The baseball fields on the site have been used by community youth baseball organizations since approximately 1978. The youth baseball organization that currently uses and maintains the fields under an agreement which the district presented to the task force at a previous meeting, and many families shared how much the fields mean to the community.

City of Pflugerville athletics report

Members discussed a City of Pflugerville report on athletic facility needs. Members understood the report to show unmet demand across nearly every type of athletic facility, including baseball, basketball, pickleball, and other sports. One member suggested the city may have an incentive to partner on projects that help meet those needs. District staff noted that the Board of Trustees and the Pflugerville City Council meet jointly twice a year, which would be an appropriate setting to explore any district and city partnership.

Ideas for repurposing the site

Members shared a range of ideas, including:

- Keeping district ownership of the land while seeking public or private partners (such as the city, the county, or a private organization) to invest in and operate the site.
- Converting the school building into an indoor facility that could serve sports with unmet demand, or offer services such as sports medicine training for high school students.
- Allowing a partner to redesign, rebuild, or relocate the fields on the property, as long as playable baseball fields remain.
- Seeking partners that bring their own investment to the site, rather than an arrangement that only manages the property as it is today.

Whether proposals should have conditions

Members discussed whether proposals for the site should be open-ended or should come with conditions. Some members favored few or no conditions so the district would receive the widest range of ideas. Others felt strongly that, based on community input, any proposal must keep baseball fields on the site and keep them affordable for local families. Several members raised a concern that a commercial partner could raise field rental prices to a level that would put the fields out of reach for recreational youth leagues.

By the end of the discussion, the general direction of the group was:

- The district should keep ownership of the land.
- The district should be open to creative partnership proposals for the site.
- Any proposal should keep baseball fields in use to meet the community's need for affordable youth baseball, whether the fields stay as they are or are rebuilt or relocated on the property.
- The current youth baseball organization, which has an established record at the site, should be treated as the district's preferred partner for running youth baseball there, as long as it remains in good standing.

Questions and considerations raised

- Members asked what would happen if no partner comes forward. District staff stated that the timeline would be at the Board's discretion. Members noted that the current use agreement has about four years remaining with an option to extend, so there is no immediate deadline. Some members suggested setting a date to revisit the site if no partner is found.
- Members raised the ongoing cost of insurance and upkeep while the building is not in use as a school.
- Some members mentioned a future bond as one possible way to improve the fields if no partner is found. This was discussed only as an option. No bond has been proposed, and bond funds may be used only for capital projects, not for operating costs.
- Members suggested that any future agreement address what happens if a partner's operations grow substantially, and what happens if the current organization is no longer able to operate.

Dessau Elementary and Parmer Lane Elementary

The facilitator reviewed the process described at a previous meeting by the district's real estate advisor. Preparing property materials takes several weeks, and the proposal period lasts about 60 days. The Board would then review proposals, and it would likely take six to twelve months before any lease or sale moves forward. Considerations the task force has discussed include recurring revenue compared with one-time revenue, ongoing maintenance and insurance costs, the effect on surrounding neighborhoods, how a use such as housing could affect future enrollment, the financial strength of any buyer or tenant, zoning, and timeline.

Lease or sell

One member suggested the district should accept the strongest offer, including an outright sale, because the district does not currently need these properties. Other members favored keeping ownership and leasing the properties over the long term. They noted that land in the area is likely to increase in value, that a lease could provide a steady source of revenue, and that one-time sale proceeds can be spent down over a few years. Members agreed that lease income from two properties would not solve the district's budget challenges, but said it could support programs or student opportunities that are hard to fund in other ways. Members also noted that the Board faces financial pressures that the task force may not fully see, and that the Board will weigh these factors in its decision.

The facilitator summarized the group's direction as follows:

- **First priority:** Keep the properties and seek one or more long-term lease partners, leaving future Boards the option to sell later.
- **Second option:** Sell a property outright if an exceptional offer is received or circumstances require it.

Future school needs

Members asked whether the district might want these sites for a new school in the future. Staff noted that the district already owns land in the areas where most growth is expected, and that building a new school where students do not live would increase transportation costs and could require more rezoning. Members generally agreed that a possible future school need should not be the deciding factor for these two properties.

Charter schools

Members broadly agreed they do not want these properties leased or sold for use as charter schools. Members noted their understanding that state law affects how districts must handle offers from charter schools when selling property. Members discussed whether deed restrictions or covenants could limit future uses, and noted that leasing gives the district more control over how a property is used than a sale does. These questions were noted for further review by the district.