

August 15, 2023

Re: Chisholm Station Planned Unit Development

The Parks and Recreation Department has reviewed Chisholm Station Planned Unit Development and is proceeding with approval from the Parks and Recreation Director.

It is the intent of the Parks and Recreation Department to ensure the Chisholm Station Planned Unit Development incorporates amenities that have play value and enhanced quality of life benefits for future and existing residents. Parks and Recreation Department staff will work with the development team to identify amenities and enhancements eligible for Park Development Fee credit, up to 100%, for items that align with the intent and will benefit the greater good.

Credit toward the Park Development Fees, Subchapter 14.4, shall be given for improvement constructed on public or private parkland at the discretion of and with approval from the Parks and Recreation Director with the following stipulations:

1. At a minimum, the PUD will be required to install a 10' shared use path with connections and stub outs for future connections, a playground at City standard and one hard surface playable court.
2. A Maintenance Agreement to allow the maintenance of the public parkland by a private party shall be established for a minimum period of 10 years.
3. Ownership and maintenance of designated private parkland and open spaces and improvements shall be the responsibility of the property owner's association or other private entity.
4. The Developer shall post fiscal security in the form of a surety bond in such amount, agreed upon by the developer and Parks and Recreation Director, at the time of application for the final plat. The fee shall be bonded at 110% of agreed upon amenities, held in escrow by the City and returned to the Developer upon completion of the agreed upon parkland amenities within the development, as approved by the Parks and Recreation Director.

This letter approves the Parks, Recreation and Open Space portion of the Chisholm Station Planned Unit Development document, it does not negate the preliminary plan approval process. At the time of the preliminary plan approval, the plan will need to be reviewed and seek approval from the Parks and Recreation Commission.

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