

January 9, 2018

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Mr. James Hemenes, Director
Pflugerville, Parks and Recreation Department
400 Immanuel Road
Pflugerville, TX 78660

**RE: Stone Hill Preliminary Plan
Parkland Dedication and Alternative Compliance Request**

Mr. Hemenes:

A Preliminary Plan has been submitted to the Planning Department for an apartment complex to be located along Pfluger Farm Lane, north of Pflugerville Parkway. The apartment complex will require the dedication of parkland and payment of the parkland development fee. This letter is being submitted to describe the parkland being dedicated and to request alternative compliance under section 14.5 of the UDC.

The proposed Stone Hill Apartment complex will be located north of the main branch of Wilbarger Creek. An extension of Kingston Lacy Boulevard from its current terminus to Pfluger Farm Lane will be constructed along with the apartment complex. This roadway will be located between the apartment complex and Wilbarger Creek.

The apartment complex will consist of 300 units on 17.43 acres. Calculations for the required parkland and park development fee can be found below and on the included Parkland Dedication Exhibit. The total parkland required to be dedicated is 3.96 acres. The parkland development fee is \$148,800.

Parkland Dedication Calculation		Park Development Fee	
Required Parkland Area for Lot 1:		Density: 300 units / 17.43 acres = 17.2 units / acre	
6.6 * Units * (Persons/Unit) / 1000 = Acres to be Dedicated		Fee: \$496/unit	
Persons/Unit =	2 Persons	Park Development Fee:	
# of Units =	300 Units	300 units * \$496/unit =	\$ 148,800.00
Required Area =	3.96 Acres		
50% of required area allowed in floodplain =	1.98 Acres	Improvements Allocated to Park Development Fee	
Area outside of floodplain =	0.87 Acres	Construction of 1,000 lf of 10' wide concrete trail to connect Pfluger Farm Lane to Mammoth Cave Blvd. This construction is in addition to the trail required to be constructed within the parkland area being dedicated by the developer.	
Total Parkland Area as defined by UDC 14.3 =	2.85 Acres	Cost = 10,000 sf * \$6.50/sf =	\$ 65,000.00
Deficit =	1.11 Acres		
Area within floodplain to be dedicated =	5.86 Acres	Improvements within the 150' landscape buffer on the Stone Hill Apartments lot	
Total land proposed to be dedicated =	6.73 Acres	Sidewalk (6,940 sf @ \$6.50/sf) =	\$ 45,110.00
** Alternative compliance per section 14.5.1 is being requested due to the amount of land being dedicated and proximity of the land to existing City owned park land.		Park Benches (8 at \$600 each)=	\$ 4,800.00
Note Future Phases may require additional parkland dedication		Total Cost of Improvements =	\$ 49,910.00
		Remaining Fee to be Paid =	\$ 33,890.00

The developer of the apartment complex proposes to dedicate to the City of Pflugerville land within the floodplain and adjacent to it in order to meet the parkland dedication criteria. Section 14.3.5.B.5 states that parkland within a floodplain can only be credited up to 50% of the requirement. For this project, that

amounts to 1.98 acres. The amount of land outside of the floodplain being dedicated is 0.87 acres which equals a total credited acreage of floodplain dedication of 2.85 acres.

Alternative compliance is being requested due to the deficit of 1.11 acres of credited parkland. Section 14.5.2.D lists four items that the Parks and Recreation Committee uses for consideration of alternative compliance requests.

1. Reduction in Parkland does not exceed 50%. The requested reduction equals 28% of the required parkland area.
2. The reduction does not exceed 10 acres. The requested reduction is 1.11 acres and therefore does not exceed 10 acres.
3. Development is adequately served by the proposed or existing parkland. There is parkland in close proximity to the proposed development. The parkland being dedicated will also serve the development.
4. Consistency with the City's Parks, Recreation, and Open Space Master Plan. The parkland being dedicated with this development is adjacent to existing parkland already owned by the City of Pflugerville. It will also allow for the continuation of parkland on the east side of Pfluger Farm Lane when that property is developed.

The developer is not requesting alternative compliance due to the total amount of parkland being dedicated but due to the amount that is allowed by code to be credited as parkland. The developer is dedicating a total amount of 6.73 acres of parkland. Much of the dedicated parkland is within the floodplain, however it is consistent with the parkland dedicated with the Highland Park subdivision to the west. The parkland is directly contiguous to the Highland Park parkland and will allow for the continuation of the parkland to Pfluger Farm Lane and ultimately to FM 685 with future dedications.

The developer will construct a 10' wide concrete trail within the dedicated parkland. The developer also proposes to continue the construction of the trail to the west along Kingston Lacy Boulevard to connect to the sidewalk at Mammoth Cave Boulevard. The City's existing trail ends at Mammoth Cave Boulevard so this will complete the trail system allowing for a continuous trail connecting Pfluger Farm Lane with the Highland Park trail system.

A Park Development Fee in the amount of \$148,800 will be required in addition to the parkland dedication. The developer is requesting that improvements constructed within the City's parkland and within the Stone Hill development be credited towards that amount. The aforementioned trail connection between the required parkland and Mammoth Cave Blvd. is approximately 1,000 feet long and will cost \$10,000 for the developer to construct (not including survey and design fees). The developer will also be installing amenities within the 150' landscape buffer between the apartment complex and the Highland Park neighborhood. These amenities include a trail system and park benches. The total cost for these amenities is \$49,910. The total reduction requested is \$114,910.

I hope this information is sufficient for your review of the parkland dedication and development fees for the proposed Stone Hill development. Please feel free to contact me with any question.

Sincerely,

Jason Rodgers, P.E.
Project Engineer



1-10-18
Date