

# Parkland

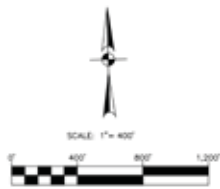
## Public & Private Overall

### 1. Parkland:

- a. All public parkland will be dedicated and maintenance the responsibility of the Owner's Association. Maintenance requirements will be determined at the site plan review stage.
- b. Criteria for public parkland dedication; City UDC 14.3.5; All parkland will follow the UDC for the dedication criteria.
- c. Owner's Association will maintain all private parkland/open space and a license agreement will be required for maintenance of any improved public parkland, should a higher level of maintenance be required.
- d. All trails will be 10' wide concrete trails within all public parks and right of way areas. See Parkland/Open Space Exhibit D, page 18 for conceptual trail alignments. Within development tracts with private parkland maintained by a property owners association, the trail systems may split the 10' trail with a combination of concrete and decomposed granite at the discretion of the developer.
- e. For tree mitigation or site requirements and its application regarding parks or site permitting processes, see Development Area Standards, Overall PUD note #7.
- f. Within the MX zoned areas, Urban Parkland Corridors (see definitions) will be established to facilitate pedestrian and cyclist movements connecting PUD from the south most development to Pflugerville Lake. The corridors will align with conceptual, proposed, or developed parkland or trail terminations on the south side of Pflugerville Parkway with associated broad crosswalks. The corridors will be:
  - i. Maximum of 50' wide, minimum of 30' wide
  - ii. Have a boutique shop feel
  - iii. Have enhanced landscape features such as lawn areas, seating, forested, water features, drinking water fountains, kid features, etc.
  - iv. Be the location of the requirements of UDC 9.3.6, Amenities provision for mixed use development. See Overall MX Zones, page 28, #9 for more information.
- g. Parkland Fees
  - i. Parkland Dedication Fees are to be invested into the public trail system with trail construction being the first priority. If there are fees left unused, then the remainder will be allocated to the trail's wayfinding system.
  - ii. Parkland Development Fees will be divided across the public spaces within the PUD. Development Fee credit toward improvements in public parkland and urban parkland corridors shall be at the discretion of the Parks and Recreation Director but will consider the following:
    1. The allocation of funding will be open to discussion with the developer(s).
    2. The priorities will include specific improvements listed in the Overall MX Zones section of this report.
    3. Parkland enhancements by the provision of development fees will include but not be limited to the following:

- a. Landscaped plazas and paseos
- b. Children's play
- c. Systems of linear parkland joining the larger trail network.
- d. Use of potable water in fountains and water play features.
- e. Use of reuse water in public space irrigation including the public trails with options for the extension of reuse infrastructure for private use upon discussion with the appropriate department(s).
- f. Comprehensive unified design of wayfinding, street furniture, and public lighting (street and pedestrian).
- g. Public art, see section on public art in the MX section.
- h. Shade structures, pavilions, performance spaces and power requirements of any kind in for these spaces.
- i. Infrastructure for food truck plazas or edges.
- j. Public space paving options
  - i. Enhanced ADA access and crosswalk design

## Parkland/ Open Space Exhibit D



SINGLE FAMILY

Number of Units:	441	Units
Persons/Unit:	3	(See Note)
Acres to be Dedicated:	8.7	Acres
Development Fee per unit:	\$745	
Development Fee:	\$328,545	

## MULTI-FAMILY

Number of Units:	500	Units
Persons/Unit:	2	(See Note)
Acres to be Dedicated:	6.6	Acres
Development Fee per unit:	\$496	
Development Fee:	\$248,000	

Total Acres Required to be Dedicated:	15.33	Acres
Total Park Development Fee Required:	\$576,545	

TOTAL PUBLIC PARKLAND PROVIDED	78.95 Acres
PUBLIC PARKLAND WITHIN 25-YEAR FLOODPLAIN (NO CREDIT)	54.94 Acres
PUBLIC PARKLAND BETWEEN 25 AND 100-YEAR FLOODPLAIN (50% CREDIT)	9.36 Acres
TOTAL CREDITABLE PUBLIC PARKLAND PROVIDED	19.33 Acres

1. PARKLAND CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. A FINAL PARKLAND PLAN WILL BE INCLUDED WITH THE PRELIMINARY PLAN.
2. SINGLE-FAMILY RESIDENTIAL VILLAGES USES 3 PERSONS/UNIT FROM PFLUGERVILLE UDC CHAPTER 14 GUIDELINES FOR 0 TO 6 UNITS PER ACRE.
3. MULTI-FAMILY USES 2 PERSONS/UNIT FROM PFLUGERVILLE UDC CHAPTER 14 GUIDELINES FOR 15 TO 25 UNITS PER ACRE.
4. TRAIL ROUTES ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL DESIGN.
5. TRAIL CONNECTIONS TO VARIOUS LAND USE ZONES WILL BE PROVIDED AS NECESSARY.



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