



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2019-8011    **Version:** 1    **Name:**

**Type:** Agenda Item    **Status:** Discuss and consider action

**File created:** 11/21/2019    **In control:** Parks and Recreation Commission

**On agenda:** 11/21/2019    **Final action:** 11/21/2019

**Title:** Discuss and consider action on providing recommendation regarding Cielo South parkland dedication.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Cielo South - Parkland Proposal

| Date       | Ver. | Action By                       | Action   | Result |
|------------|------|---------------------------------|----------|--------|
| 11/21/2019 | 1    | Parks and Recreation Commission | Approved | Pass   |

Discuss and consider action on providing recommendation regarding Cielo South parkland dedication.

### Cielo South

Site Acreage: 21.455

Proposed Units: not to exceed 408 units total (19.02 UPA = 2 pph)

Total Parkland Required: (6.6 x 408 units) x 2 = 5385.60/1000 = 5.39 acres

Fee-in-Lieu: 5.39 acres x \$43,560/acre = \$234,788.40 (posted as cash)

Total Park Improvement Fee: \$670 x 408 units = \$273,360.00 (posted as bond until improvements are complete and accepted)

The developer of the apartment development is proposing to dedicate a 30' wide by 1000' long "parkland" easement where they'd use this space to build a trail along the eastern boundary (see attached PDF). While this wouldn't completely satisfy the parkland dedication or improvement requirements; it would create a trailhead point to the south and open the possibility of negotiation with the City of Austin (southern property owner) for a continuation of the trail to the east through the pond area and tie into the sidewalk system across from Caldwell Elementary along Fitzgerald Lane.

### Deadline for Action

Action must be taken at this Commission meeting.

### Fiscal Impact

N/A

### Staff Recommendation

Staff is recommending acceptance of the proposal and a recommendation to the Planning & Zoning Commission.

