



City of Pflugerville

Legislation Details (With Text)

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File created: 8/8/2018 **In control:** Parks and Recreation Commission
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Title: Discuss and consider action on providing recommendation regarding Cardinal Crossing parkland dedication.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Parkland Letter of Intent - Cardinal Crossing Townhomes, 2. CARDINAL CROSSING - Final Plat, 3. CARDINAL CROSSING - Master Plan, 4. Park Concept Exhibit, 5. CC Park_Budget Est

Date	Ver.	Action By	Action	Result
8/16/2018	1	Parks and Recreation Commission	Approved	Pass

Discuss and consider action on providing recommendation regarding Cardinal Crossing parkland dedication.

This item has been included on the agenda to allow for discussion and action on the item.

In accordance with the Parkland Dedication Chapter of the Unified Development Code, new residential projects are required to provide a pro-rata share of parkland or fee-in-lieu of land based upon the impact that new residents will have on the City's Parks System. One of the Parks & Recreation Commission's responsibilities is to make recommendations to the Planning & Zoning Commission and the City Council regarding acceptance of land or fee-in-lieu for these projects.

Cardinal Crossing is a proposed townhome development consisting of approximately 21.028 acres of land located in the central portion of the city limits, generally southwest of the Pflugerville Pkwy and Railroad Ave intersection. The proposed development is pursuing at this time a one lot final plat, primarily intended to be developed as a townhome project with approximately 185 units. Based on the parkland requirement of 6.6 acres per 1,000 people, the development is required to dedicate at least 3.2967 acres of land or pay a fee in lieu in the amount of \$143,604.25. In addition to this, the development is required to either provide park development in the amount of \$123,950.00 or a fee in-lieu of development in that amount. The available open space that is shown on the Final Plat is not suitable for parkland dedication because one portion is a detention pond and the other is encumbered by an easement surrounding an existing cellular telephone communications tower. The Developer is proposing to pay the fee in-lieu of land (\$143,604.25) and to construct improvements valued at in one of the open spaces with an estimated value of \$145,394.98. Improvements include a covered picnic area, a playground, site furniture and sidewalk and landscape improvements.

Staff is recommending acceptance of this proposal for the following reasons:

The proposal meets and exceeds the requirements of the Unified Development Code.
The available land is not suitable for City parkland, so fee in-lieu of land is preferred by Staff.

Developed amenities will immediately provide recreation facilities for the new residents. The Developer will be responsible for building and maintaining the park improvements.

Deadline for Action

There is no deadline for action.

Fiscal Impact

N/A

Staff Recommendation

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

Drafter

James Hemenes
Parks and Recreation Director