



City of Pflugerville

Legislation Details (With Text)

File #: 2019-7541 **Version:** 1 **Name:**
Type: Agenda Item **Status:** Discuss and consider action
File created: 4/18/2019 **In control:** Parks and Recreation
On agenda: 4/18/2019 **Final action:** 4/18/2019
Title: Discuss and consider action on providing recommendation regarding Lifestyle Communities parkland dedication.

Sponsors:

Indexes:

Code sections:

Attachments: 1. LC - Pflugerville - Parkland Calcs, 2. LC - Pflugerville - Phasing and Site Plan

Date	Ver.	Action By	Action	Result
4/18/2019	1	Parks and Recreation Commission	Approved	Pass

Discuss and consider action on providing recommendation regarding Lifestyle Communities parkland dedication.

This development is located at the State Hwy 45 frontage road behind the Stone Hill shopping center along the extension of Pfluger Farm Ln. It is 65 acres in size and is zoned CL-5. The developers wish to build multifamily residential facilities totaling approximately 1,050 units. The required parkland dedication is 13.86 acres, or a fee in lieu of \$603,741.60. The Park Development Fee for this property would be \$520,800.00.

At this time the developers wish to phase the project, starting with phase 1 which would be construction of 450 units. Parkland Dedication and Park Development fees will be received at time of platting.

The proposed uses are permitted by right in the CL-5 zoning district, which allows for 25 dwelling units per acre. The next step would be for the Planning & Zoning Commission to consider the associated preliminary plan this summer.

Deadline for Action

PARC consideration is due at this meeting 4/18/19

Fiscal Impact

N/A

Staff Recommendation

Staff recommends approval of the proposal.