



City of Pflugerville

Legislation Details (With Text)

File #:	ORD-0465	Version:	3	Name:	UDC Subchapter 14 Parkland Standards
Type:	Ordinance	Status:	Approved		
File created:	7/29/2019	In control:	Planning Dept		
On agenda:	9/10/2019	Final action:			
Title:	Approving an ordinance on second reading with the caption reading: An ordinance amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 157 Unified Development Code, Subchapter 14 Parkland Standards, relating to credit for private park area and amenities and making other administrative revisions; replacing all ordinances in conflict; containing severability and repealer clauses; providing for a penalty for a violation of Chapter 157, Subchapter 14 as a class C misdemeanor and a fine in an amount not to exceed \$2,000; and declaring an effective date. (CA1908-02)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance - UDC Subchapter 14 Parkland Standards

Date	Ver.	Action By	Action	Result
9/10/2019	3	City Council	Approved on Second Reading	Pass
8/27/2019	2	City Council	Approved on First Reading	Pass
8/27/2019	2	City Council	Action taken to close the Public Hearing	Pass
8/5/2019	1	Planning and Zoning Commission		

Approving an ordinance on second reading with the caption reading: An ordinance amending the City of Pflugerville Code of Ordinances Title XV Land Usage, Chapter 157 Unified Development Code, Subchapter 14 Parkland Standards, relating to credit for private park area and amenities and making other administrative revisions; replacing all ordinances in conflict; containing severability and repealer clauses; providing for a penalty for a violation of Chapter 157, Subchapter 14 as a class C misdemeanor and a fine in an amount not to exceed \$2,000; and declaring an effective date. (CA1908-02)

Per the 2030 Comprehensive Plan's implementation schedule, the City shall pursue Unified Development Code (UDC) revisions every one to five years. The UDC was most recently revised and adopted in February 2015. The purpose of the proposed code amendments to Subchapter 14 Parkland Standards are to address the following items:

- Established a minimum persons per unit (ppu) to 1.75 persons for higher density projects in determining the parkland dedication requirement and the Park Development Fee requirement. The parkland dedication and park development fee rates are based on the anticipated impact of development of differing densities. For example, a single-family house has a higher average number of at 3 persons per dwelling unit (from Census data) than a high-density housing project with 25 units per acre which typically averages 2 or fewer persons per dwelling unit. Establishing the number of persons per dwelling unit based on density allows the code to provide an equitable requirement for parkland based on project type and therefore the dedication of parkland equates to the same amount

per person regardless of project type. The current code allows for the developer to seek administrative review of the metric used in determining parkland dedication requirements for high-density residential developments with 25+ dwelling units per acre. The proposed amendment of the 1.75 articulates the maximum level of flexibility for projects over 25 dwelling units per acre without otherwise seeking a variance.

- Clarified credit for private park area and amenities.

City Attorney has approved the ordinance as to form.

Prior City Council Action

On August 27, 2019, City Council approved the ordinance on 1st reading.

Deadline for City Council Action

N/A

Future City Council Action

N/A

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒

Budgeted Item: Yes ☐ No ☐ N/A ☒

Amount: ☒

1295 Form Required? Yes ☐ No ☒

Legal Review Required: N/A ☐ Required ☒ Date Completed: 7/26/2019

Supporting documents attached:

Ordinance

Recommended Action

Approve the ordinance on second reading amending Subchapter 14 Parkland Standards of the Unified Development Code.