



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.

