



# City of Pflugerville

## Legislation Text

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**File #:** 2016-5273, **Version:** 1

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Discuss and consider action to provide a recommendation on the Branson Condominiums South Final Plat as it relates to 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 and park development items for these projects.

Branson Condominiums is a proposed residential development consisting of approximately 22.708 acres of land located in the northwestern portion of the city limits and near the intersection of W Pflugerville Pkwy and Zola Ln. It will consist of one lot with a planned total of 130 residential units.

Based on the current submittal and the requirements of the Unified Development Code, the development is required to dedicate at least 2.574 acres of land or pay a fee in-lieu in the amount of \$112,123.44 and is responsible for park improvements or a Park Development Fee in the amount of \$96,850. The Developer is proposing to pay the fee in-lieu amount for the cost of the land and develop a small private park using the total or at least portion of the Park Development Fee.

Attached are the Final Plat, a Letter of Intent for Parkland Dedication that describes the requirements and how the project will meet those requirements and a plan sheet from the Site Development Plans that shows the proposed park improvements.

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

The proposal is consistent with the City's Comprehensive Plan and the Unified Development Code.

### **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