



City of Pflugerville

Legislation Text

File #: 2018-7253, **Version:** 1

Discuss and consider action on providing recommendation regarding Pfluger Farm PUD 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.

Pflugerville Farms PUD is a proposed multi-family and townhome development consisting of approximately 40.36 acres of land located in the central portion of the city limits, generally north of the Pflugerville Pkwy and west of Pfluger Farm Ln. The proposed development is pursuing at this time a four lot final plat with the first two of three phases primarily intended to be developed as a multi-family project with approximately 473 units. The third phase is intended to be townhomes with 50 units proposed. Based on the parkland requirement of 6.6 acres per 1,000 people, the development is required to dedicate at least 7.23 acres of land or pay a fee in lieu in the amount of \$314,938.80. In addition to this, the development is required to either provide park development in the amount of \$279,541.00 or a fee in-lieu of development in that amount. The Developer is proposing to dedicate 3.62 acres located within the floodplain, .78 acres outside of the floodplain satisfy the remaining land requirement by paying a fee in-lieu of land of \$123,274.80. The development requirements will be satisfied by construction of amenities within the land to be dedicated or pay the fee in-lieu of development. They intend to construct a trail that will connect City parkland near Stone Hill Park and Pfluger Farm Ln.

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

The proposal meets and exceeds the requirements of the Unified Development Code.
The proposed parkland and improvements will provide an immediate trail connection.
Developed amenities will immediately provide recreation facilities for the new residents.

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