



City of Pflugerville

Legislation Text

File #: 2019-7830, **Version:** 1

Discuss and consider action providing recommendation regarding North-Pointe 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 the City's Parks System. One of the Parks and Recreation Commissions responsibilities is to make recommendations to the Planning & Zoning Commission and the City Council regarding acceptance of the land or fee-in-lieu for these projects.

North Pointe is a proposed 120 acre mixed use project located along the east and west sides of the SH130 corridor just south of SH45 and north of Pflugerville Parkway.

The developer is proposing the following:

A. Public Enhancement Commitments

1. NorthPointe shall, at a minimum, provide improvements of \$1,984,000 in areas within NorthPointe accessible to the general public to totally satisfy parkland development fees. Fees related to park development will be paid at the time of site development unless otherwise credited towards identified and constructed amenities. The fee will be based in proportion on the number of dwelling units provided in each phase. These improvements shall include things similar (but not limited to the following:

- i. Public art
- ii. Creek enhancements and fountains
- iii. Water harvesting
- iv. Pedestrian trail
- v. Bike trails
- vi. Enhanced landscaping
- vii. Regional trail along creel
- viii. Minimum of (2) half acre open lawn areas
- ix. Interruptive signage
- x. Wayfinding signage

B. Amphitheater/Cultural Enhancement

1. In addition to the overall enhancements within the 17 acre civic area referenced above, NorthPointe shall provide cultural enhancements within this area in the amount of at least \$600,000. The cultural enhancements may include an amphitheater/performance stage with open lawn area.

C. Total Requirements Summary

1. Park Development Fees:

\$1,984,000 Required

\$1,984,000 Provided through enhancements within the 33 acres of publicly accessible space in NorthPointe

2. Parkland Dedication Fees:

\$483,516 Required

\$500,000 Provided through cultural and trail enhancements throughout NorthPointe (East and West).

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

The proposal meeting and exceeds the requirements of the Unified Development Code. The proposed project will create a compact urban and pedestrian oriented project. The proposed parkland improvements would provide a well-balanced pedestrian friendly community incorporating housing, employment, retail, parks, and natural areas.

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 and City Council for the same.