



City of Pflugerville

Legislation Text

File #: 2019-7982, **Version:** 1

Discuss and consider action on providing recommendation regarding Lakeside Meadows PUD Parkland Dedication.

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.

Lakeside Meadows is a high quality community proposed for development on approximately 416.634 acres of land. It will consist of a mix of residential, office, light industrial, retail uses, anchored by a mixed-use civic and entertainment destination abutting the south shores of Lake Pflugerville.

The developer is proposing the following:

Parkland:

- a. All public parkland will be dedicated and maintenance the responsibility of the Owner's Association. Maintenance requirements will be determined at the site plan review stage.
- b. Criteria for public parkland dedication; City UDC 14.3.5; All parkland will follow the UDC for the dedication criteria.
- c. Owner's Association will maintain all private parkland/open space and a license agreement will be required for maintenance of any improved public parkland, should a higher level of maintenance be required.
- d. All trails will be 10' wide concrete trails within all public parks and right of way areas. See Parkland/Open Space Exhibit D, page 18 for conceptual trail alignments. Within development tracts with private parkland maintained by a property owner's association, the trail systems may split the 10' trail with a combination of concrete and decomposed granite at the discretion of the developer.
- e. For tree mitigation or site requirements and its application regarding parks or site permitting processes, see Development Area Standards, Overall PUD note #7.
- f. to facilitate pedestrian and cyclist movements connecting PUD from the south most developed broad crosswalks. The corridors will be:
 - i. Maximum of 50' wide, minimum of 30' wide
 - ii. Have a boutique shop feel
 - iii. Have enhanced landscape features such as lawn areas, seating, forested, water features, drinking water fountains, kid features, etc.
 - iv. Be the location of the requirements of UDC 9.3.6, Amenities provision for mixed use development. See Overall MX Zones, page 28, #9 for more information.
- g. Parkland Fees

- i. Parkland Dedication Fees are to be invested into the public trail system with trail
- ii. Parkland Development Fees will be divided across the public spaces within the PUD. Development Fee credit toward improvements in public parkland and urban parkland corridors shall be at the discretion of the Parks and Recreation Director but will consider the following:

1. The allocation of funding will be open to discussion with the developer(s).
2. Zones section of this report.
3. Parkland enhancements by the provision of development fees will include but not be limited to the following:
 - a. Landscaped plazas and paseos
 - b. Children's play
 - c. Systems of linear parkland joining the larger trail network.
 - d. Use of potable water in fountains and water play features.
 - e. Use of reuse water in public space irrigation including the public trails with options for the extension of reuse infrastructure for private use upon discussion with the appropriate department(s).
 - f. public lighting (street and pedestrian).
 - g. Public art, see section on public art in the MX section.
 - h. Shade structures, pavilions, performance spaces and power requirements of any kind in for these spaces.
 - i. Infrastructure for food truck plazas or edges.
 - j. Public space paving options
 - i. Enhanced ADA access and crosswalk

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.