



# City of Pflugerville

## Legislation Text

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**File #:** 2020-8242, **Version:** 1

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Discuss and consider action providing recommendation regarding Ceilo North.

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 Park System. One of the Parks and Recreation Commission's 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.

The Cielo North is a proposed 13.36 acre residential project located at the western end of Pflugerville Parkway.

The developer is proposing the following:

- A. Dedication of parkland located on the NE corner of the development site.
- B. Parkland Dedication Calculation:
  - Required: 1.96 acres (Developer will not be dedicating parkland)
  - Fee in Lieu: \$85,386.31
- C. Park Development Calculation:
  - Fee: \$73,700.00

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

The proposal meets the requirements of the Unified Development Code.

The proposed dedication will provide park improvements to existing parkland adjacent to the development.

### **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.