



- ✦ StellarCapital Partners
- ✦ StellarConstruction Company
- ✦ StellarCommunities

6-20-2024

RE:

Hudson at the Crossroad District
6611 Abode Avenue
Temple, Texas 76502

To whom it may concern,

Per the request of Cheryl Maxwell Senior Planner in the Planning and Development Department please accept this letter as a follow up request to our previous letter dated July 22nd, 2022 requesting a 50% reduction of the Park Impact Fees on our 265 unit Multifamily project located at the address listed above as referenced in the City of Temple Unified Development Code Sec. 8.3.2 sec. (C) due to the construction of onsite amenities.

The Following amenities with their associated construction costs are currently being constructed or planned to be constructed as per the construction documents.

Clubhouse (\$1,246,534)

- Fitness rooms (2)
- Business Center
- Pet Spa

Resort Style Pool (\$354,000)

- Grilling Areas
- Cabanas
- Seating Areas

Dog Park (\$111,169)

Please find attached with this letter the following documents:

- Previous formal request letter from Stellar dated 7-22-2022
- Previous email correspondence of acceptance of our request by Kim Mettenbrink of the city of Temple
- Site plan of our project showing the amenities listed above

A handwritten signature in black ink, appearing to read "Drew Gray", with a long horizontal flourish extending to the right.

Drew Gray
Principal
Stellar Development Company



✦ StellarCapital Partners
✦ StellarConstruction Company
✦ StellarCommunities

07-22-2022

RE: Stellar Development Project 266 units at Hilliard Road

To whom it may concern,

We'd like to request a 50% reduction of Park Impact Fees on the above named project as referenced in the City of Temple Unified Development Code due to the construction of onsite amenities.

The following amenities are currently planned to be constructed as per the construction documents.

- Clubhouse
- Resort Style Swimming Pool with various outdoor seating areas
- Dog Park
- Fitness Center
- Coworking Business Space
- Pet Spa

Please let me know if you need anything else.

Regards,

A handwritten signature in blue ink, appearing to read "Drew Gray", is written over a light blue horizontal line.

Drew Gray
Principal
Stellar Development Company

From: [Kim Mettenbrink](#)
To: [Kathie Gover](#)
Cc: [Drew Gray](#)
Subject: FW: Stellar Development Park Fees
Date: Friday, July 22, 2022 11:49:08 AM
Attachments: [Scan20220722100744008996.pdf](#)

The amenities in this letter are sufficient to allow the 50 percent reduction in park fees.

Thank you!

Kim

From: Drew Gray <Drew@TheStellarFamily.com>
Sent: Friday, July 22, 2022 11:18 AM
To: Kim Mettenbrink <kmettenbrink@templetx.gov>; Kathie Gover <kgover@templetx.gov>
Cc: Jessica Gray <jessicagraymd@gmail.com>; Dirk Lykins <dirk@TheStellarFamily.com>
Subject: Stellar Development Park Fees

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kim,

See attached letter requesting a reduction of park fees.

Thanks!

Drew H. Gray

Principal

The Stellar Family of Companies

6502 Slide Rd., Suite 404

Lubbock Texas 79424

O: 806-771-2030 Ext 204

C: 512-619-2640

www.TheStellarFamily.com

★ StellarCapital Partners

★ StellarDevelopment

★ StellarCommunities

★ StellarConstruction

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Contractor
STELLAR CONSTRUCTION COMPANY
6502 Slide Rd., Ste. 404
Lubbock, TX 79424
806-771-2030

Civil Engineer
KPA ENGINEERS
19 North Main Street
Temple, TX 76701
254-775-3751

Structural Engineer
RTP STRUCTURAL, PLLC
3910 Galenwood Dr.
Rockwall, TX 75087
214-293-2503

Mechanical, Electrical, Plumbing Engineer
WSP
3102 Oak Lawn Ave., Suite 450
Dallas, TX 75219
972-367-9846

Interior Design
TRUE INTERIORS
8830 Business Park Drive, Suite 200
Austin, TX 78759
512-773-2422

STELLAR - HUDSON

STELLAR

COMMUNITIES

TEMPLE, TEXAS

1	ADDENDUM 1	7/1/2022
3	ADDENDUM 3	9/1/2022
6	CB 1	2/10/2023
7	CB 2	4/12/2023
16	CB 11	10/05/2023

No. Date

Revisions

Project No. 22138.00

Drawn KJM

RM

Checked RWG

Approved

Key:

PLAN NORTH NORTH

CONSTRUCTION DOCUMENTS

Title: ARCHITECTURAL SITE PLAN

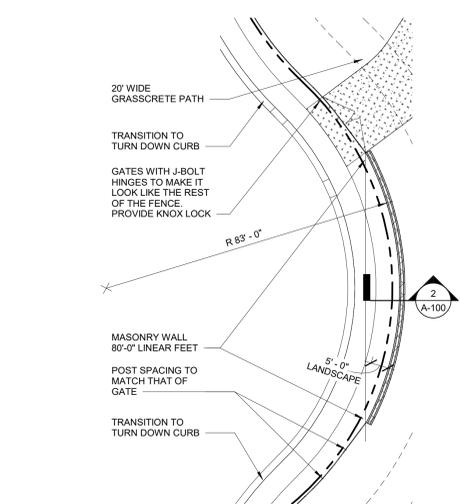
Scale: As indicated

Drawing No. A-100

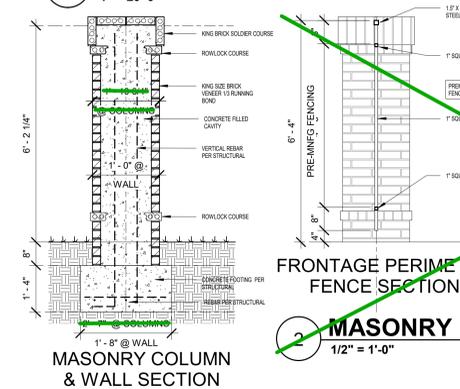
Issue Date

5/27/2022

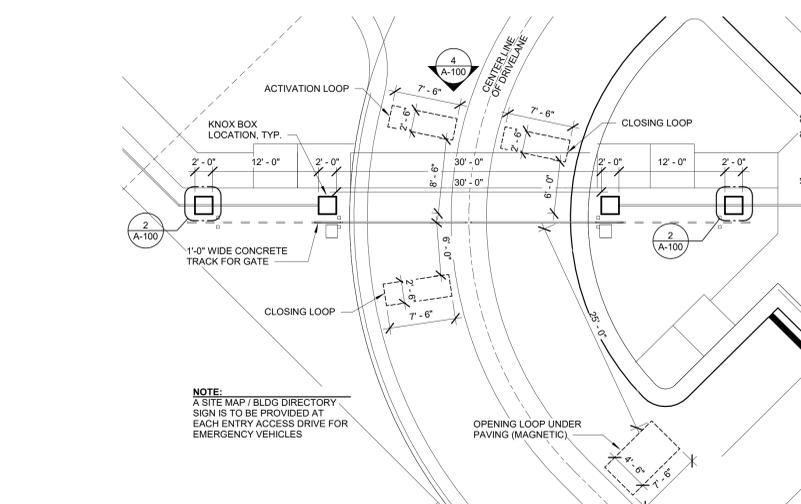
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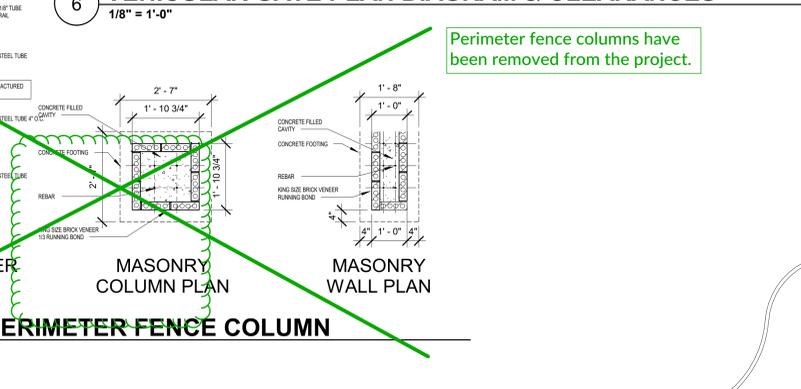
3 MASONRY WALL PLAN
1" = 20'-0"



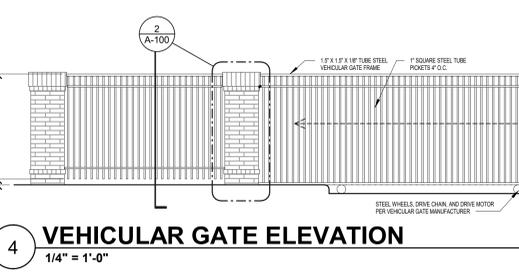
MASONRY COLUMN & WALL SECTION
1/2" = 1'-0"



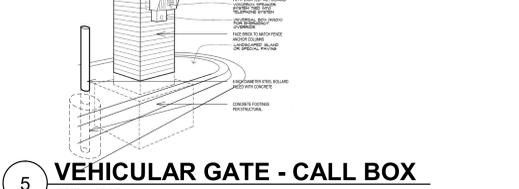
6 VEHICULAR GATE PLAN DIAGRAM & CLEARANCES
1/8" = 1'-0"



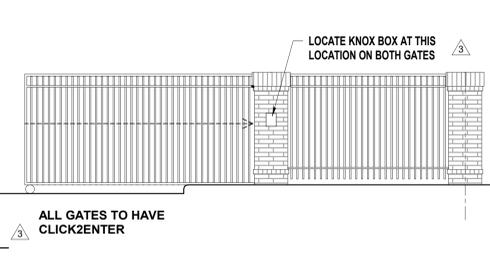
MASONRY PERIMETER FENCE COLUMN
1/2" = 1'-0"



4 VEHICULAR GATE ELEVATION
1/4" = 1'-0"



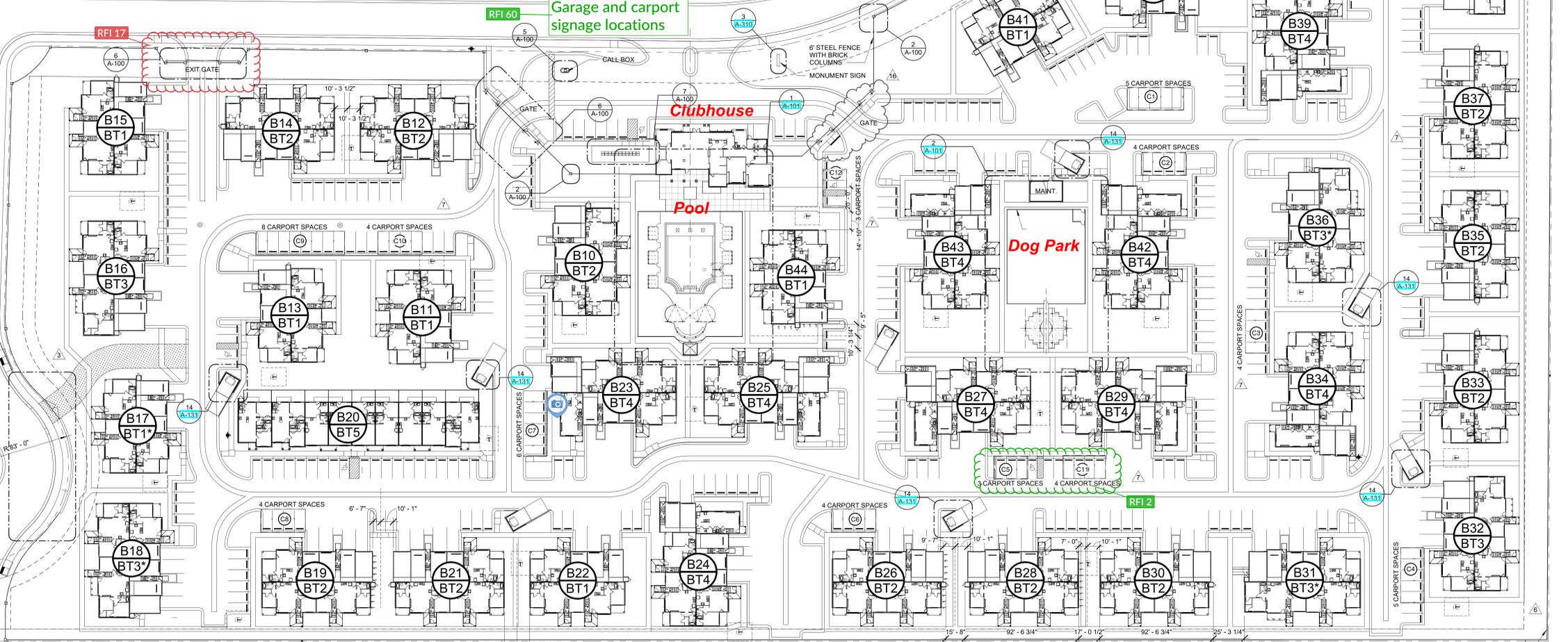
5 VEHICULAR GATE - CALL BOX
1/4" = 1'-0"



7 MAILBOX PAVING
1/8" = 1'-0"

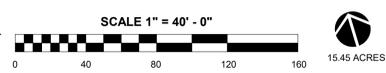
SITE AMENITY CRITICAL BRIDGING DRAWING GENERAL NOTES

- CRITICAL BRIDGING DRAWINGS FOR SITE AMENITIES ARE INTENDED ONLY TO SHOW DESIGN INTENT FOR TURN KEY FABRICATION AND DELIVERY OF PRE-ENGINEERED, PRE-FABRICATED SITE AMENITY ELEMENTS TO BE ASSEMBLED ON SITE BY FABRICATION CONTRACTORS.
- EACH SITE AMENITY ELEMENT SHALL PROVIDE ENGINEERED DESIGN FOR FOUNDATIONS, FOOTINGS AND STRUCTURAL CONNECTIONS UTILIZING LOCAL A.H.J. JURISDICTION AND ASSIGNMENT FOR WIND LOADS, LATERAL MOVEMENT AND SUBSURFACE GEOLOGICAL SOIL CONDITIONS.
- LANDSCAPE AND FABRICATION SUBCONTRACTORS SHALL PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR THE PURPOSE OF LOCAL A.H.J. PLAN REVIEW AND PERMITTING.
- CITY APPROVED AND PERMITTED SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW BY THE GENERAL CONTRACTOR AFTER THEIR OWN REVIEW FOR COMPLETENESS. ALL SUBMITTALS SHALL CONTAIN DETAILED DESCRIPTION OF MATERIALS, FINISHES AND COLORS FOR REVIEW BY THE ARCHITECT.



1 SITE PLAN - OVERALL
1" = 40'-0"

* BUILDING TYPES WITH AN ASTRISK REFER TO ALTERNATE BUILDINGS OF THAT TYPE. REFER TO BUILDING PLANS FOR DIFFERENCES



10/30/2023 11:38:42 AM

STELLAR - HUDSON