



✦ 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 22<sup>nd</sup>, 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 H. Gray", with a stylized flourish at the end.

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](#)

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

Thank you!

Kim

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**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](http://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  
254-775-3731

**Structural Engineer**  
**RTP STRUCTURAL, PLLC**  
3910 Gateway 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

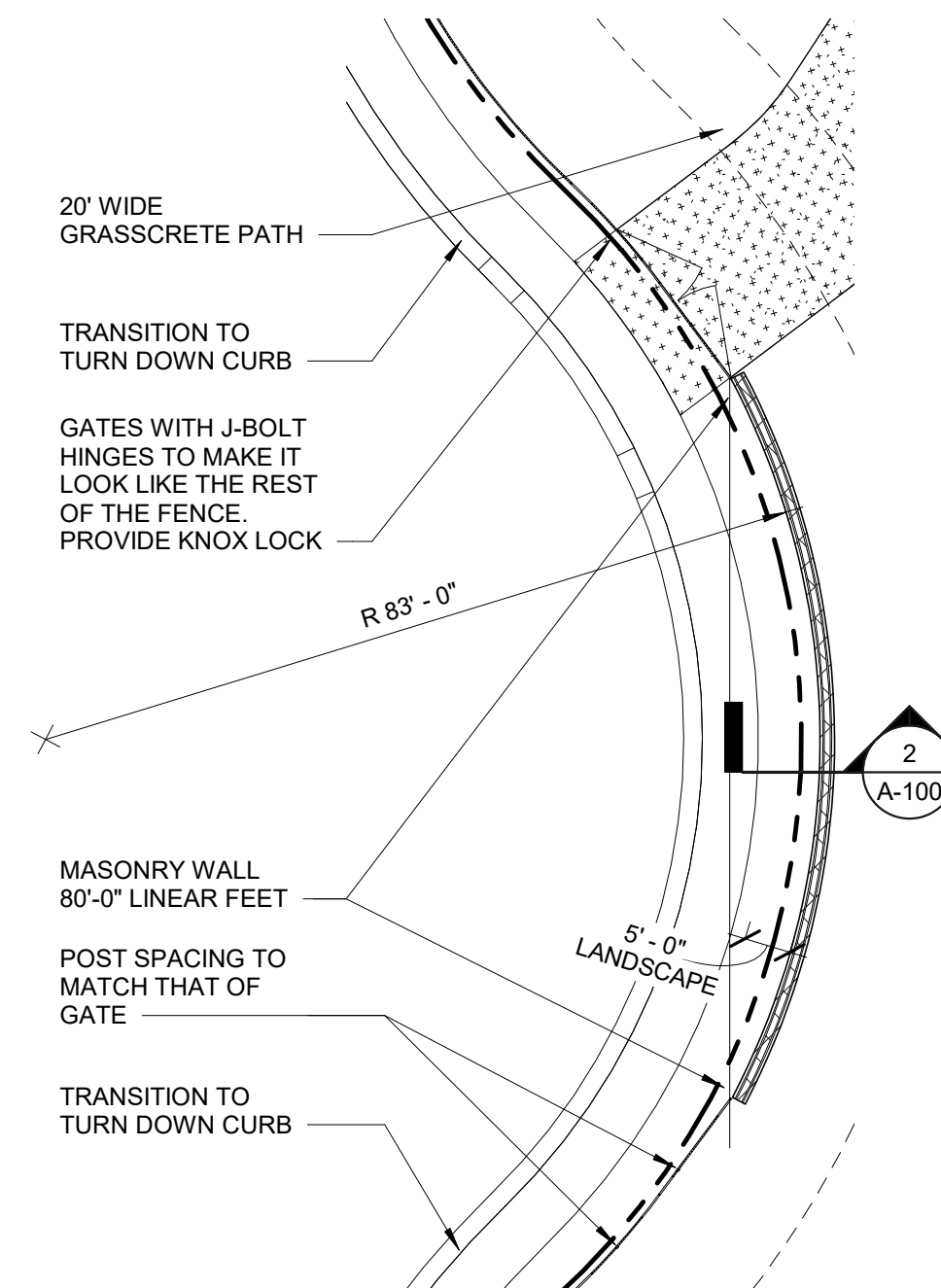
Scale: As indicated

Drawing No.

Issue Date

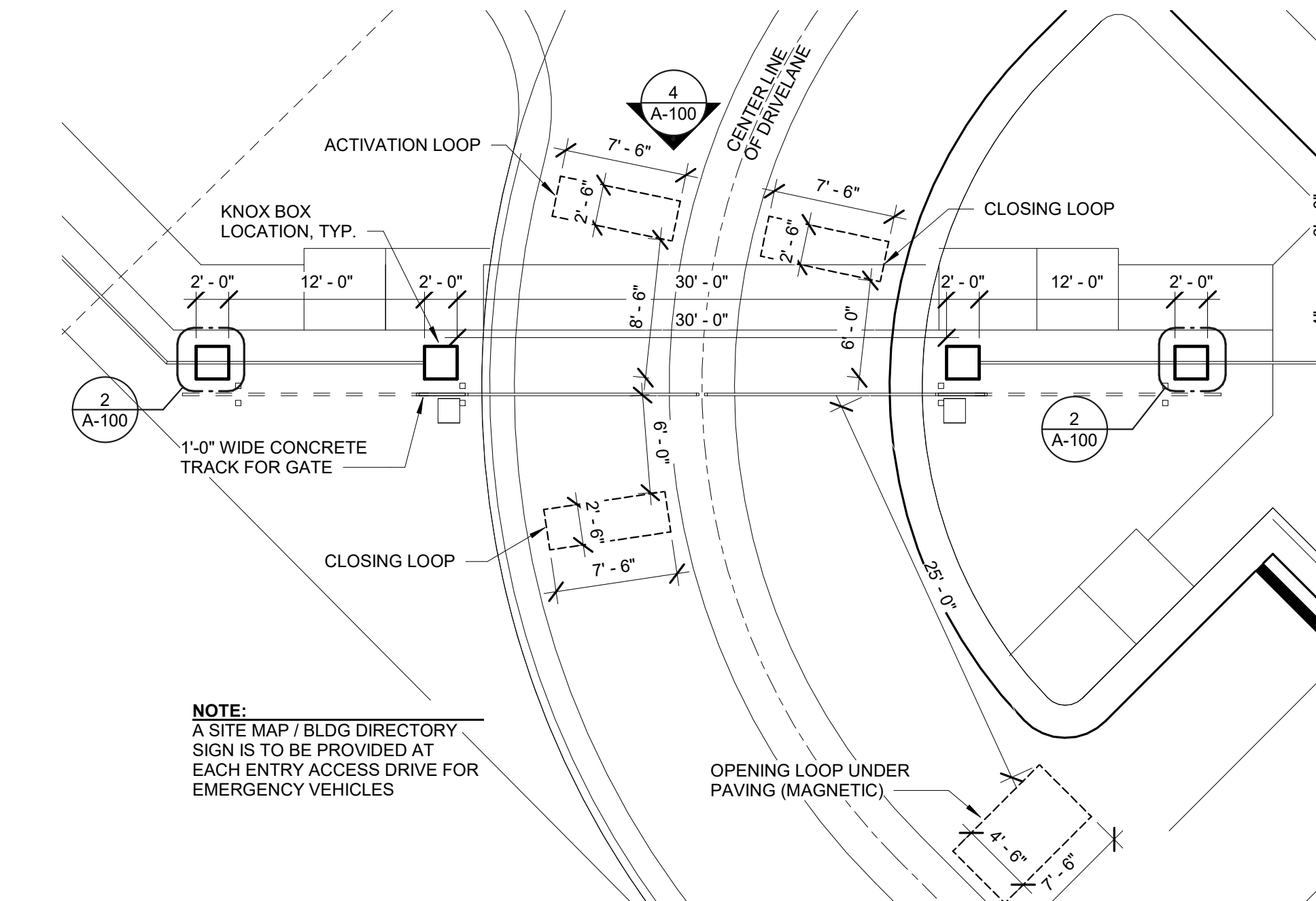
5/27/2022

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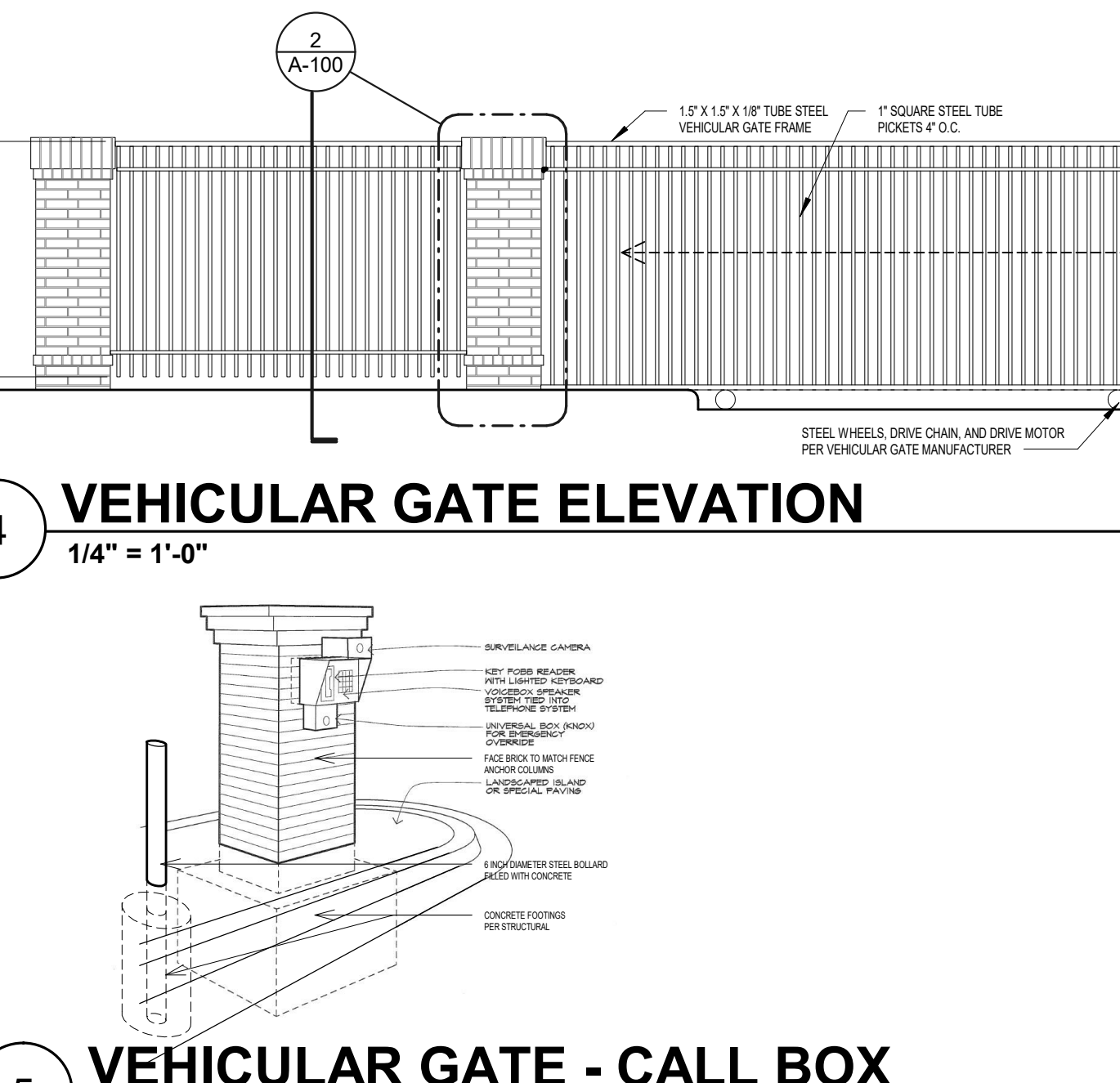
**3 MASONRY WALL PLAN**

1" = 20'-0"



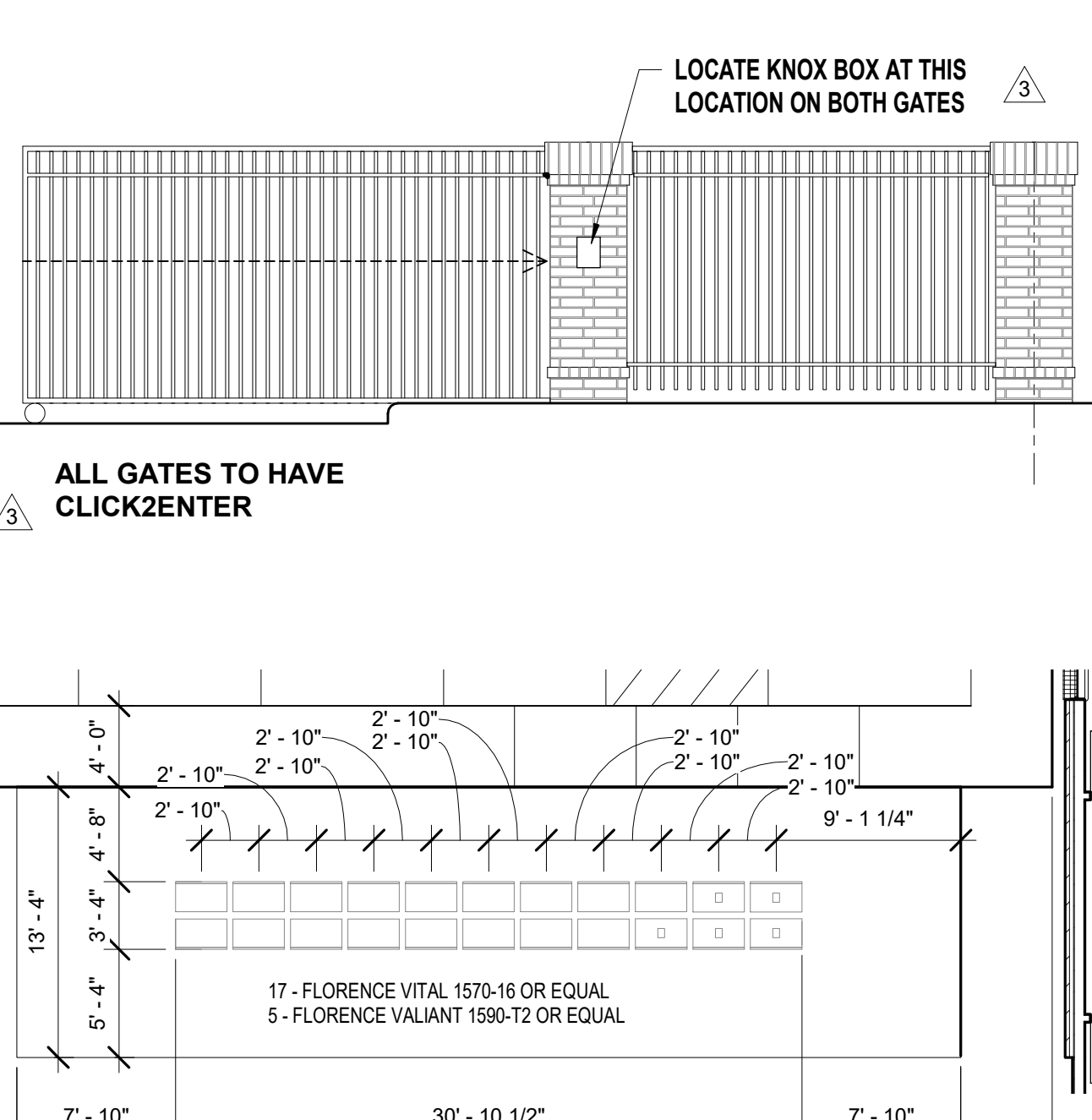
**6 VEHICULAR GATE PLAN DIAGRAM & CLEARANCES**

1/8" = 1'-0"



**4 VEHICULAR GATE ELEVATION**

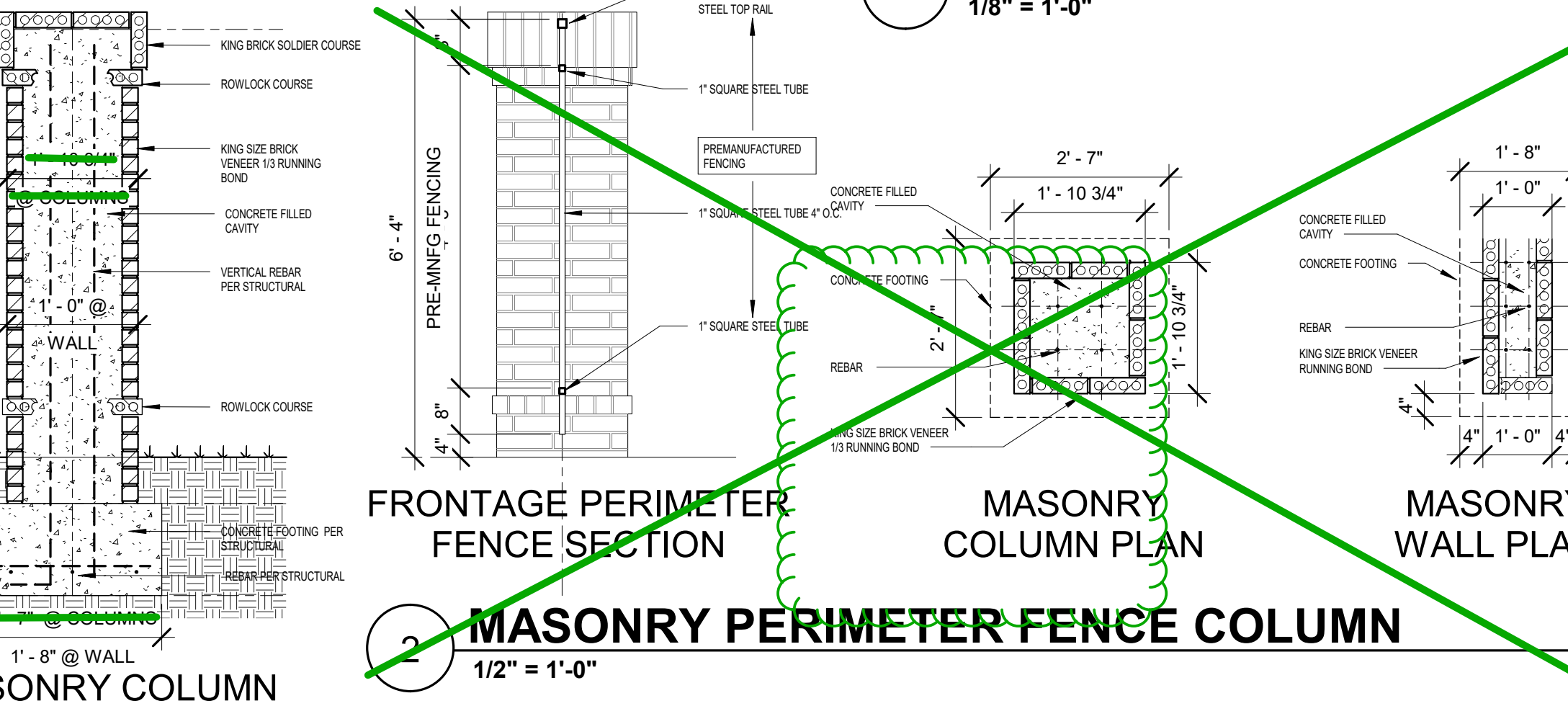
1/4" = 1'-0"



**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 GEOLOGIC 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.



**MASONRY PERIMETER FENCE COLUMN**

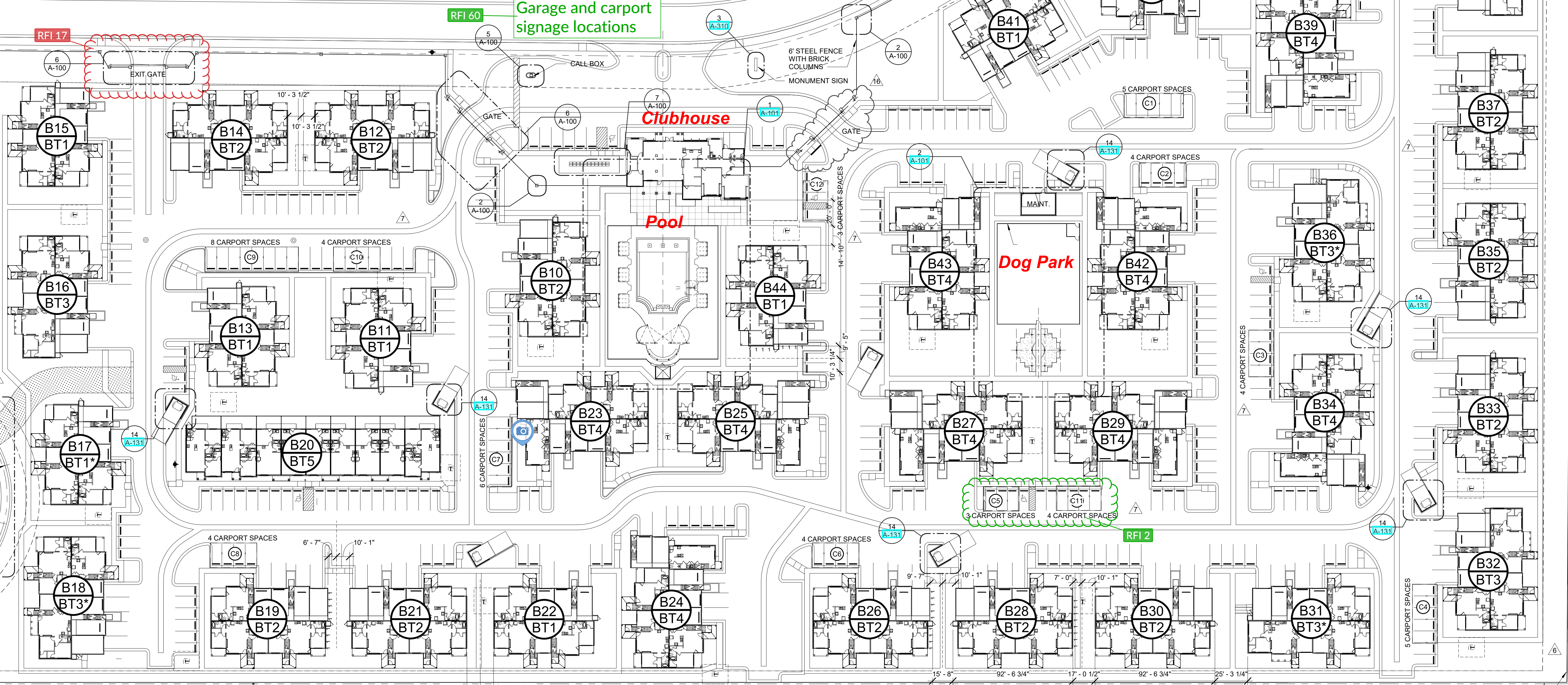
1/2" = 1'-0"

**MASONRY COLUMN PLAN**

1/2" = 1'-0"

**MASONRY WALL PLAN**

1/2" = 1'-0"



**1 SITE PLAN - OVERALL**

1" = 40'-0"

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

SCALE 1" = 40' - 0"



15.45 ACRES

**A-100**

Issue Date

5/27/2022

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Perimeter fence columns have been removed from the project.

Garage and carport signage locations

WOOD FENCE FROM THIS POINT TO SOUTH WEST CORNER