

RESOLUTION NO. {{item.sequential\_number}}

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A DEVELOPER-REQUESTED EXCEPTION FOR A REDUCTION IN PARK FEE PER SECTION 8.3.2.C OF THE UNIFIED DEVELOPMENT CODE FOR AN APPROXIMATELY 15.413-ACRE MULTI-FAMILY COMMUNITY KNOWN AS THE HUDSON AT THE CROSSROAD DISTRICT, DESCRIBED AS THE CROSSROAD DISTRICT, PHASE I, BLOCK 1, LOT 40, IN THE CITY OF TEMPLE, TEXAS, AND ADDRESSED AS 6611 ABODE AVENUE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**Whereas**, the subject property was platted as the Crossroad District, Phase I, Block 1, Lot 40 and was proposed for multi-family use - this plat was approved by the Planning and Zoning Commission (PZC) on June 21, 2022;

**Whereas**, residential developments are required to dedicate parkland or pay a park fee of \$225 per dwelling unit - the fees go toward developing/improving nearby public parks;

**Whereas**, per Section 8.3.2.C of the Unified Development Code (UDC), a multi-family development may request a fee reduction of up to 50 percent if onsite recreational amenities substantially meet the needs of the proposed development, examples of which include but are not limited to trails, accessible open space, pool, recreational fields, playground, playground equipment, clubhouse, or community room - this is considered an exception and requires recommendation by the PZC as well as approval by the City Council;

**Whereas**, the fee reduction is typically addressed with the subdivision plat, which did not occur in this case - the request was not made by the original developer in the plat case and the multifamily parcel in this subdivision was sold shortly after the approval of the plat to the applicant in this case;

**Whereas**, the applicant then requested the fee reduction and received support from the City's Parks and Recreation Department on July 22, 2022, though no formal request was presented to the PZC or City Council at that time - a formal request has since been received;

**Whereas**, this multi-family development is under construction and the park fee is now due - a total of 265 dwelling units are proposed;

**Whereas**, based on the park fee of \$225 per dwelling unit, this equates to \$59,625 - the applicant is requesting a 50 percent reduction in the fee for a total of \$29,812.50 and has provided the following list of recreational amenities that will be provided onsite:

Amenity Type	Value
Clubhouse (with 2 fitness rooms, business center, & pet spa)	\$ 1,246,534
Resort Style Pool (with grilling areas, cabanas, & seating areas)	354,000
Dog Park	111,169
<b>Total Recreational Amenities</b>	<b>\$ 1,711,703</b>

**Whereas**, the proposed onsite recreational amenities have been reviewed by the Parks and Recreation Department and it supports the requested 50 percent fee reduction to \$29,812,50 - at its July 1, 2024 meeting, the PZC voted 6 to 0 to recommend approval;

**Whereas**, Staff recommends Council authorize a developer-requested exception for a reduction in park fee per UDC Section 8.3.2.C for an approximately 15.413-acre multi-family community known as The Hudson at the Crossroad District, described as the Crossroad District, Phase I, Block 1, Lot 40, in the City of Temple, Texas, and addressed as 6611 Abode Avenue;

**Whereas**, approval of the developer-requested exception associated with UDC Section 8.3.2.C would result in a 50 percent reduction of park fees from \$59,625 to \$29,812.50; and

**Whereas**, the City Council has considered the matter and deems it in the public interest to authorize this action.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:**

**Part 1: Findings.** All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Resolution as if copied in their entirety.

**Part 2:** The City Council authorizes a developer-requested exception for a reduction in park fee per Section 8.3.2.C of the Unified Development Code for an approximately 15.413-acre multi-family community known as The Hudson at the Crossroad District, described as the Crossroad District, Phase I, Block 1, Lot 40, in the City of Temple, Texas, and addressed as 6611 Abode Avenue, and authorizes the City Manager, or her designee, after approval as to form by the City Attorney's Office, to execute any necessary documents.

**Part 3:** It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED this the **18<sup>th</sup>** day of **July, 2024**.

THE CITY OF TEMPLE, TEXAS

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TIMOTHY A. DAVIS, Mayor

ATTEST:

APPROVED AS TO FORM:

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Jana Lewellen  
City Secretary

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Kathryn H. Davis  
City Attorney