



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Kelly Atkinson, Assistant Director of Planning
Cheryl Maxwell, Principal Planner

ITEM DESCRIPTION: Consider adopting a resolution authorizing a developer requested exception for a reduction in park fee per UDC Section 8.3.2.C for a 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, TX, addressed as 6611 Abode Ave.

BACKGROUND: 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. 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. Per UDC Section 8.3.2.C, a multi-family development may request a fee reduction up to 50% if onsite recreational amenities substantially meet the needs of the proposed development. Examples of onsite amenities 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 and approval by the City Council.

Typically, the fee reduction is addressed with the subdivision plat. That 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. The applicant then requested the fee reduction and received support from the Parks Department on July 22, 2022; however, no formal request was presented to the PZC or City Council at that time. A formal request has since been received and is attached.

Exception

This multi-family development is under construction and the park fee is now due. A total of 265 dwelling units are proposed. Based on the park fee of \$225/dwelling unit, this equates to \$59,625. The applicant is requesting 50% 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
Total Recreational Amenities	\$ 1,711,703

The proposed onsite recreational amenities have been reviewed by our Parks Department and they support the requested 50% fee reduction to \$29,812,50.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the City of Temple’s Strategic Plan goal of “Neighborhoods Where People Love to Live.”
Comprehensive Plan	This item does not conflict with the goals and objectives or maps of the Comprehensive Plan or Thoroughfare Plan.
Trails Master Plan & Subdivision Ordinance	This item is consistent with UDC Section 8.3.2.C. which allows a reduction in the park fee for multi-family developments. No conflict with the Trails Master Plan.

STAFF RECOMMENDATION: Staff recommends approval of the 50% reduction in the park fee to \$29,812.50, based on the onsite recreational amenities that will be provided, per the attached letter.

BOARDS & COMMISSIONS RECOMMENDATION: On July 1, 2024 the Planning and Zoning Commission met and reviewed this item and unanimously recommended approval by a vote of 6 to 0.

FISCAL IMPACT: Approval of the developer requested exception associated to UDC Section 8.3.2C would result in a 50% reduction of park fees (from \$59,625 to \$29,812.50).

ATTACHMENTS:

- Resolution
- Maps
- Fee Reduction Request, 6-20-2024