



## *Parks and Recreation*

### Memorandum

To: Scott Sellers, City Manager  
Debbie Guerra, Planning Department Admin  
Leon Barba, City Engineer  
William Atkinson, City Planner  
Jimmy Haverda, PW Inspector  
Mark Schultz, Kyle Fire Dept  
Howard Koontz, Director of Community Development

From: Kerry Urbanowicz, Director of Parks, Recreation & Facilities

Date: May 23, 2018

Re: Bunton Creek Reserve Park Land Dedication

Mr. Seller,

On Monday, May 21, 2018, the Parks and Recreation Board met in Regular Session and discussed as an agenda item the proposed Park Land Dedication presented by Frank Del Castillo, Jr. Mr. Del Castillo represents Starlight Homes Texas, LLC, and is proposing the attached dedication.

The plan includes dedicating nearly one-half acre of land and total fee payments of \$397,700.00. The park land and park land fees would assist in the development of the proposed "4-Points Crossing" and trail heads on the Plum Creek Nature Trail. For these reasons, staff recommended the park land dedication proposal and the Parks Board voted 6-0 (one member absent) to recommend the park land dedication proposal as well.

This would require approval from the City Council (to accept the 0.495 acre lot) therefore I have placed the action item on the next City Council agenda. I plan to invite Mr. Del Castillo and the Chairman of the Parks Board to that meeting.

Thank you,

Kerry B Urbanowicz, C. P. S. M. – Director

City Of Kyle-Parks, Recreation & Facilities Department



May 15, 2018

Parks and Recreation Board  
City of Kyle  
700 Lehman Road  
Kyle, Texas 78640

RE: Bunton Creek Reserve  
Parks Plan

Dear Board Members:

Starlight Homes Texas, LLC (Starlight) is developing 350 single-family lots on approximately 91 acres called Bunton Creek Reserve. The property will be developed in three phases.

Prior to Starlight purchasing the property, there was a letter dated August 29, 2013 providing direction on the park requirement. After discussion with Mr. Kerry Ubanowicz, Starlight would like to modify the parks proposal for Bunton Creek Reserve as follows.

#### **Parkland Dedication**

Starlight proposes to dedicate Lot 17 Block D of Bunton Creek Reserve Phase 1 to the City of Kyle as parkland. The dedication of this lot will provide direct access to the north side of Plum Creek. Dedication of this lot will be credited to the Parkland Dedication requirement.

In addition, Starlight proposes to provide the remaining Parkland Dedication requirement of \$600.00 per dwelling unit to the City of Kyle as each phase is recorded.

#### **Parkland Improvements**

Starlight proposes to provide parkland improvement requirement of \$600.00 per dwelling unit to the City of Kyle as each phase is recorded.

Calculations of the parkland dedication and improvements are attached.

# \* STARLIGHT HOMES

Since Phase 1 has already been recorded, Starlight will provide the fee for Phase 1 within 30 days of the approval of this proposal. Fees for Phases 2 and 3 will be provided prior to the recordation of each final plat.

Please review this letter and the attachments and consider approval of this proposal. Should you have any questions, feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank H. Del Castillo, Jr.", written over the printed name.

Frank H. Del Castillo, Jr.  
Land Development Manager  
Starlight Homes Texas, LLC

**PARKLAND DEDICATION****PHASE 1**

Required Parkland Dedication	
124 dwellings at 1 acre / 75 dwellings per acre	1.653 acres
Provided Land Dedication	0.495 acres
Remaining Land Dedication	1.158 acres
1.158 acres at 75 dwellings per acre	86.85 dwellings
Fee in Lieu of Land Dedication	
86.85 dwellings at \$600.00 per dwelling	\$52,110.00

**PHASE 2**

Required Parkland Dedication	
85 dwellings at 1 acre / 75 dwellings per acre	1.333 acres
Provided Land Dedication	0.000 acres
Remaining Land Dedication	1.333 acres
1.333 acres at 75 dwellings per acre	85 dwellings
Fee in Lieu of Land Dedication	
85 dwellings at \$600.00 per dwelling	\$51,000.00

**PHASE 3**

Required Parkland Dedication	
141 dwellings at 1 acre / 75 dwellings per acre	1.880 acres
Provided Land Dedication	0.000 acres
Remaining Land Dedication	1.880 acres
1.333 acres at 75 dwellings per acre	141 dwellings
Fee in Lieu of Land Dedication	
141 dwellings at \$600.00 per dwelling	\$84,600.00

**PARKLAND IMPROVEMENTS****PHASE 1**

Park Improvements Fee	
124 dwellings at \$600.00 per dwelling	\$74,400.00

**PHASE 2**

Park Improvements Fee	
85 dwellings at \$600.00 per dwelling	\$51,000.00

**PHASE 3**

Park Improvements Fee	
141 dwellings at \$600.00 per dwelling	\$84,600.00

**TOTAL**

Parkland Dedication	0.495 acres
Fee in Lieu of Land Dedication	\$187,700.00
Parkland Improvement Fee	\$210,000.00