



**To:** Mayor and City Council Members  
Doug Faseler, City Manager

**From:** Jack Jones, Director of Parks and Recreation

**Through:** Rick Cortes, Assistant City Manager

**Date:** June 21, 2016

**Subject: Resolution authorizing the City Manager to execute a proposed Park Development Agreement with Peter Greenblum regarding The Village of Mill Creek residential subdivision.**

The Village of Mill Creek is a proposed residential development with approximately 442 units generally located east of Highway 46 and north of Rudeloff Road (east of the existing Mill Creek Crossing subdivision) in the City of Seguin. In accordance with City Ordinances, the Developer is required to donate 4.42 acres of parkland to the City. This subdivision is 'grand-fathered in' under the old parkland dedication rules so there is no park development required or any parkland dedicated to the City.

City staff has been working with the Developer on complying with the old parkland dedication requirements (1 acre for every 100 units), but coming up with a viable plan to fund needed park amenities on any dedicated park acreage. The Developer has agreed to dedicate 2.21 acres of public parkland instead of 4.42 acres and use the fee-in-lieu-of parkland dedication option (\$400 for half of the remaining units for a total of \$88,400) to construct park amenities. Park amenities will include a small playscape, covered picnic shelter, two picnic tables, grill, two park benches, and sidewalks connecting the park amenities to the neighborhood sidewalks. This provides the subdivision with a completed pocket neighborhood park without the City having to fund the park amenities.

Both the Parks and Recreation Advisory Board and the Planning and Zoning Commission have approved the plans for reduced public parkland dedication with the difference in fees being applied to construct park needed amenities. City staff recommends approval of a resolution authorizing the City Manager to execute the proposed Park Development Agreement with Peter Greenblum regarding The Village of Mill Creek residential subdivision.