

## MEMORANDUM

**To:** City of Seguin Mayor and Council

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

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

**Subject:** Resolution authorizing the City Manager to enter into a Park Development Agreement with the WBW Development Group, LLC regarding the proposed Arroyo Ranch Subdivision.

**Date:** June 26, 2018

The Arroyo Ranch Subdivision is a proposed residential development with approximately 1,100 units generally located west of Highway 46 and south of FM 725 near Vogel Elementary School in the City of Seguin. In accordance with City Ordinances, the developer has three options available for parkland dedication and development:

- The Developer is required to donate 14.66 acres of public parkland to the City and make \$550,000 in public park improvements. The City is not contemplating public parkland dedication for this development.
- If no parkland is dedicated or developed, fee in-lieu-of parkland dedication and development is \$900 per unit (\$400 for the land and \$500 for development) for a total of \$990,000.
- Up to 75% of parkland dedication and park improvements can be credited to the Developer for private parkland dedication and development. The difference would be paid to the City for such things as overall parks/trails master plans and park improvements at community parks and trails such as Max Starcke Park, Park West, and/or the Walnut Springs Trail through a Park Development Agreement.

City staff has been working with the Developer on complying with the parkland dedication and development requirements through private parkland dedication and development. In accordance with City Ordinances:

- Private parkland dedication and development shall be, at a minimum, 11 acres with a minimum of \$412,500 in park improvements required.
- The fee in-lieu-of parkland dedication and development (25% of the fee in-lieu-of parkland dedication and park development) is \$247,500, which will be given to the City and deposited into the Park Development Fund.

In working with Staff, the Developer has agreed to the following:

- The Developer will dedicate and develop 15.42 acres of private parkland, in accordance with the attached Park Plan, that would be conveyed to the Home Owners Association (HOA) who will be responsible for the perpetual maintenance.
- The Developer will make, at a minimum, \$412,500 in park improvements in accordance with the attached Park Plan.
- The required \$247,500 fee in-lieu-of will be deposited into the City's Park Development Fund.
- This information has been encapsulated in the attached Park Development Agreement for consideration.

At their meeting on June 4, 2018, the Parks and Recreation Advisory Board unanimously approved the City staff recommendation for the Planning and Zoning Commission and City Council consideration of private parkland dedication and development as presented. At their meeting on June 12, 2018, the Planning and Zoning Commission unanimously approved private parkland dedication and development as presented.

City staff recommends approval of a resolution authorizing the City Manager to enter into a Park Development Agreement with the WBW Development Group, LLC regarding the proposed Arroyo Ranch Subdivision.