



## Parks & Recreation

**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:** December 1, 2015

**Subject:** **Resolution authorizing the City Manager to execute a proposed Park Development Agreement with Cal Sierra Financial, Inc. regarding the Butte Meadows residential subdivision.**

Butte Meadows is a proposed residential development with approximately 491 units generally located east of Highway 46 and north of Interstate 10 in the City of Seguin. In accordance with City Ordinances, the Developer is required to donate 6.55 acres of parkland to the City and make a minimum of \$245,500 in park improvements. Up to 75% of parkland dedication improvements can be credited to the Developer for private parkland dedication with the difference being paid to the City for park improvements at community parks. The money can also be reinvested back into the subdivision through a Park Development Agreement.

City Staff has been working with the Developer on complying with the new parkland dedication and development requirements. In working with Staff, the Developer has chosen to develop 6.55 acres of private parkland that would be conveyed to the property owners who will be responsible for the maintenance. In addition, the Developer will make a minimum of \$245,500 in park improvements in accordance with the attached documents. This has been encapsulated in a proposed Park Development Agreement for City Council consideration.

In working with the Developer, 75% (\$110,475) of required parkland dedication and park improvements will be credited to the Developer for private parkland dedication with the difference being reinvested back into the subdivision through the proposed Park Development Agreement. The additional \$110,475 required to satisfy parkland dedication and development requirements would normally be due prior to the final plat being recorded with Guadalupe County. In lieu of paying the City to satisfy the Developer's obligation, the Developer will construct, at a minimum, a total sum of \$110,475 worth of 5' trails as depicted in Exhibit A. This is similar to what was approved for the Meadows of Nolte Farms residential subdivision in 2013.

Both the Parks and Recreation Advisory Board and the Planning and Zoning Commission have approved the plans for private parkland and the trail plan. City staff recommends approval of a resolution authorizing the City Manager to execute the proposed Park Development Agreement with Cal Sierra Financial, Inc. regarding the Butte Meadows residential subdivision.