

# MEMORANDUM

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

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

**Through:** Steve Parker, City Manager  
Rick Cortes, Deputy Assistant City Manager

**Subject:** Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Park Development Agreement with Bitterblue, Inc. regarding the proposed Maverick Meadows Subdivision; and declaring an effective date.

**Date:** December 1, 2020

The Maverick Meadows Subdivision is a proposed residential development with approximately 359 units located east of Highway 46 and north of Cordova Road in the City of Seguin. In accordance with City Ordinances for HOA/private parkland dedication and park development:

- Private parkland dedication and park development shall be, at a minimum, 3.59 acres with a minimum of \$161,550 in park improvements required.
- The fee in-lieu-of parkland dedication and park development (25% of the fee in-lieu-of parkland dedication and park development) is \$62,500, which would be given to the City for park improvements at community parks and/or trails.

In working with staff, the Developer has agreed to the following in accordance with City Ordinances for HOA/private parkland dedication and park development:

- Per the attached Concept Plan, the Developer will dedicate and develop approximately 2.06 acres of private parkland that would be conveyed to the Homeowners Association (H.O.A.) who will be responsible for the maintenance.
- The Developer will make, at a minimum, \$89,100 in park development improvements within the subdivision in accordance with City ordinances. The Developer proposes park improvements in accordance with the attached Park Plan with an estimated cost of approximately \$250,000 going above and beyond the minimum requirement.

- The Developer will convey to the City a fee in-lieu-of in the amount of \$210,500 that will be deposited into the City's Parkland Dedication Fund to make future capital improvements to regional/community parks such as Max Starcke Park, Park West, and/or extensions of the Walnut Springs Trail. In addition, this fee in-lieu-of can be used to purchase land and build a new community park north of Interstate 10.

At their meeting on November 2, 2020, 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 that will be encapsulated in a future Park Development Agreement. At their meeting on November 10, 2020, the Planning and Zoning Commission unanimously approved private parkland dedication and development as presented.

City staff recommends approval of a Resolution of the City Council of the City of Seguin, Texas authorizing the City Manager to enter into a Park Development Agreement with Bitterblue, Inc. regarding the proposed Maverick Meadows Subdivision as presented.