

MEMORANDUM

To: City of Seguin Mayor and Council
Steve Parker, City Manager

From: Jack Jones, Director of Parks & Recreation

Through: Rick Cortes, Deputy 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 Chesmar Homes, Inc. regarding the proposed Three Oaks Subdivision; and declaring an effective date.

Date: February 1, 2022

The Three Oaks Subdivision is a proposed residential development with approximately 156 units generally located west of Highway 46 and south of Three Oaks Road in the City of Seguin. In accordance with City Ordinances for private parkland dedication and park development:

- Private parkland dedication and park development shall be, at a minimum, 1.56 acres with a minimum of \$70,200 in park improvements required.
- The fee in-lieu-of parkland dedication and park development (25% of the overall fee in-lieu-of parkland dedication and park development) is \$39,000, which would be given to the City for park improvements at community parks and/or trails.

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

- Per the Concept Plan and Parks Plan, the Developer will dedicate and partially develop/improve approximately 2.98 acres of private parkland going well beyond the minimum requirement of 1.56 acres.
- The private parkland will be conveyed to the Homeowners Association (H.O.A.) who will be responsible for its perpetual maintenance.

- The Developer proposes park improvements in accordance with the Parks Plan with an estimated cost of approximately \$183,345 going well beyond the minimum requirement of \$70,200.
- The Developer will owe the City a fee in-lieu-of in the amount of \$39,000 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 December 6, 2021, 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 would be encapsulated in a future Park Development Agreement. At their meeting on December 14, 2021, the Planning and Zoning Commission unanimously approved private parkland dedication and development as presented that would be encapsulated in a future Park Development Agreement.

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 Chesmar Homes, Inc. regarding the proposed Three Oaks Subdivision as presented.