

MEMORANDUM

To: City of Seguin Mayor and Council Members
Douglas Faseler, City Manager

From: John Foreman, Assistant Director of Planning/Codes

Through: Rick Cortes, Assistant City Manager

Subject: Amendment to the Seguin Unified Development Code (UDC) for Parkland

Date: March 21, 2017

While using the Unified Development Code in the two years since its adoption, staff has continually looked for opportunities to improve the document through new or clarified standards. After applying the section of the code dealing with parkland to several developments, staff has identified several changes to the section, which requires residential developers to provide both parkland and park improvements to accommodate the new residents to the community.

Three revisions are described below – a section outlining Park Development Agreements, a provision authorizing City staff to require multifamily projects to provide fee-in-lieu of parkland, and an edit that moves certain specific park standards to the technical manual.

- **Section 4.94 General Provision to this Section, D. Park Development Agreement** - staff proposes a new subsection that outlines the requirements and process for a Park Development Agreement. The UDC allows for a variety of options to meet parkland dedication and park development requirements, such as private parks, partial credit for floodplain, a combination of dedication and fee-in-lieu, or off-site dedication/improvements. Used when an applicant proposes one or more of these options, a Park Development Agreement serves two purposes. First, it benefits both the developer and the City by memorializing how the requirements will be met. Second, because it requires Council approval, it provides a check that the intent of the parkland ordinance is met when establishing creative ways of meeting the requirements.

The Park Development Agreement is not new - several developments such as Greenspoint and the Meadows at Nolte Farms have entered into Park Development Agreements with the City. This section merely clarifies both the purpose and the process for these agreements.

- **Section 4.5.9.E.6 Fee-in-Lieu of Parkland Dedication and Park Development** – This section outlines situations where the City may require fees to meet the dedication and development requirements. Parks staff recommends that multifamily projects be added to this list because on-site public parks are not typical for apartment projects, and on-site amenities are not guaranteed to remain in place as a public park is. Except in an unusual situation, the public would most benefit from fees-in-lieu, which would be used to improve and expand regional parks and trails.
- **Section 4.9.8.B Conveyed Parkland 1-11** – This section lists park elements that should be included in the development of a park such as benches and drinking fountains. Instead of listing these elements in the UDC, staff recommends removing them and referencing them in the technical manual to allow for flexibility and updates as other elements are identified.

Parks staff updated the Parks Board on the proposed changes during the March 6th meeting. The board is in favor of the changes.