

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 Butte Land Partners, LLC regarding the proposed Hiddenbrooke Subdivision (formerly known as the Butte Meadows Subdivision).

Date: June 5, 2018

The Hiddenbrooke Subdivision is a proposed residential development with approximately 500 units generally located east of Highway 46 and north of Interstate 10 in the City of Seguin. In accordance with City Ordinances for public parkland dedication and development:

- The Developer is required to donate 6.67 acres of public parkland to the City and make \$250,000 in public park improvements.
- 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 \$450,000.
- If approved, up to 75% of parkland dedication and improvements can be credited to the Developer for private parkland dedication and development. The difference would be paid to the City for park improvements at community parks and trails such as Max Starcke Park, Park West, 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, 5 acres with a minimum of \$187,500 in park improvements required.

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- The fee in-lieu-of parkland dedication and development (25% of the fee in-lieu-of parkland dedication and development) is \$112,500, which will 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:

- The Developer will dedicate and develop 5.9 acres of private parkland that would be conveyed to the Home Owners Association (HOA) who will be responsible for the maintenance.
- The Developer will make, at a minimum, \$190,000 in park improvements in accordance with the attached documents.
- The \$112,500 fee in-lieu-of will be deposited into the City's Parkland Dedication Fund per the development phasing plan to make future capital improvements to community parks. This information is encapsulated in the attached Park Development Agreement for Council consideration.

At their meeting on February 5, 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 April 10, 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 Butte Land Partners, LLC regarding the proposed Hiddenbrooke Subdivision (formerly known as the Butte Meadows Subdivision).