

MEMORANDUM

To: City of Seguin Mayor and Council

From: Jack Jones, Director of Parks & Recreation

Through: Douglas Faseler, City Manager
Rick Cortes, 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 Corridor Advertising, LLC regarding the proposed Ridge View Estates Subdivision; and declaring an effective date.

Date: October 1, 2019

The Ridge View Estates Subdivision is a proposed residential development with approximately 678 units generally located north of Interstate 10 and west of FM 725 in the City of Seguin. The City is not recommending/accepting public parkland dedication and development for this subdivision. City staff has been working with the Developer on complying with the parkland dedication and park development requirements through private parkland dedication and development.

In accordance with City Ordinances:

- Private parkland dedication and park development shall be, at a minimum, 6.78 acres with a minimum of \$305,100 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 \$169,500, 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 12.97 acres of private parkland in accordance with the attached Park Plan that would be conveyed to the Home Owners Association (HOA) who will be responsible for the perpetual maintenance.
- The Developer will make approximately \$305,100 in park improvements in accordance with the attached Park Plan.

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- The \$169,500 fee in-lieu-of will be deposited into the City's Parkland Dedication Fund to make future capital improvements to community parks such as Max Starcke Park, Park West, and/or the Walnut Springs Trail.

At their meeting on August 5, 2019, 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 August 13, 2019, 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 Corridor Advertising, LLC regarding the proposed Ridge View Estates Subdivision as presented.