

MEMORANDUM

To: City of Seguin Mayor and Council

From: Jack Jones, Director of Parks & Recreation

Through: Steve Parker, City Manager
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 Bitterblue, Inc. regarding the proposed Nolte Farms Subdivision; and declaring an effective date.

Date: January 5, 2021

The Nolte Farms Subdivision is a proposed residential development with approximately 176 units generally located east of the State Highway 123 Bypass and south of Nolte Farms Drive in the City of Seguin. In accordance with City Ordinances for H.O.A./private parkland dedication and park development:

- Private parkland dedication and park development shall be, at a minimum, 1.76 acres with a minimum of \$79,200 in park improvements required.
- The fee in-lieu-of for private parkland dedication and park development (25% of the fee in-lieu-of parkland dedication and park development) is \$44,000.

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

- Per the attached Concept Plan, the Developer will dedicate and develop approximately 1.8 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, \$79,200 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 \$218,000 going beyond the minimum requirement.
- The Developer will owe the City a fee in-lieu-of in the amount of \$44,000 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.

At their meeting on December 7, 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 December 8, 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 Nolte Farms Subdivision as presented.