

# Parkside on the River Development Agreement

Presented by  
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# Overview

- Purpose of Presentation
- Existing- Water Oak DA (approved 2012)
- Proposed Parkside on the River DA
- MUD Policy Basic Requirements
- MUD Policy Analysis of ETJ MUD Proposal
- Action
- Next Steps

# Purpose

Second reading and possible action on an Ordinance (1st Reading) Approving the Development Agreement for Parkside on the River Subdivision, pertaining to a proposed new subdivision in Williamson County, Texas consisting of approximately 1,148 acres generally situated south of SH 29 and the Water Oak Subdivision and north of RM 2243/Leander Road between the Preserve Subdivision and the River Ridge Subdivision, and also including an approximately 62 acre tract located south of RM 2243 and west side of CR 176.

- Attached to the Parkside on the River Development Agreement as an exhibit is the Second Amended and Restated Consent Agreement.

# Purpose

The consent agreement is being amended and restated to address the fact that Water Oak Subdivision and Parkside on the River Subdivision will be developed by different developers; to modify several financial terms; to grant Council approval for WCMUD No. 25 to annex additional land into its boundaries so the Primary Owner or Affiliated LP can commence development of that land under existing WCMUD No. 25, and to grant Council approval for commencing the City's deannexation process as to those portions of the Remainder Land owned by Primary Owner or Affiliated LP that is currently within the City limits.

# Water Oak Subdivision

## Consent Agmt. And Development Agmt.

### Consent Agmt. Terms

- Consent to Creation of ETJ MUDs
- Consent to change boundaries and creation of successor districts
- Conditions for future annexation
- Master Development Fee
- Recognizes City as provider of water, wastewater, and garbage services
- Terms for issuance of bonds
- Establishes max. tax rate (\$0.92)

### Development Agmt. Terms

- Land Use Plan
- Specifications for Roadways, including schedule for and design of the Bridge
- Residential and Commercial Development Standards
- Open Space and Trail Standards
- Tree Preservation Standards
- On-site Utility Obligations & Standards
- Off-site Utility Obligations & Standards
- Terms for City to provide retail water, wastewater, and garbage services
- Impact Fees and Fire SIP Fees

# Water Oak Concept Plan

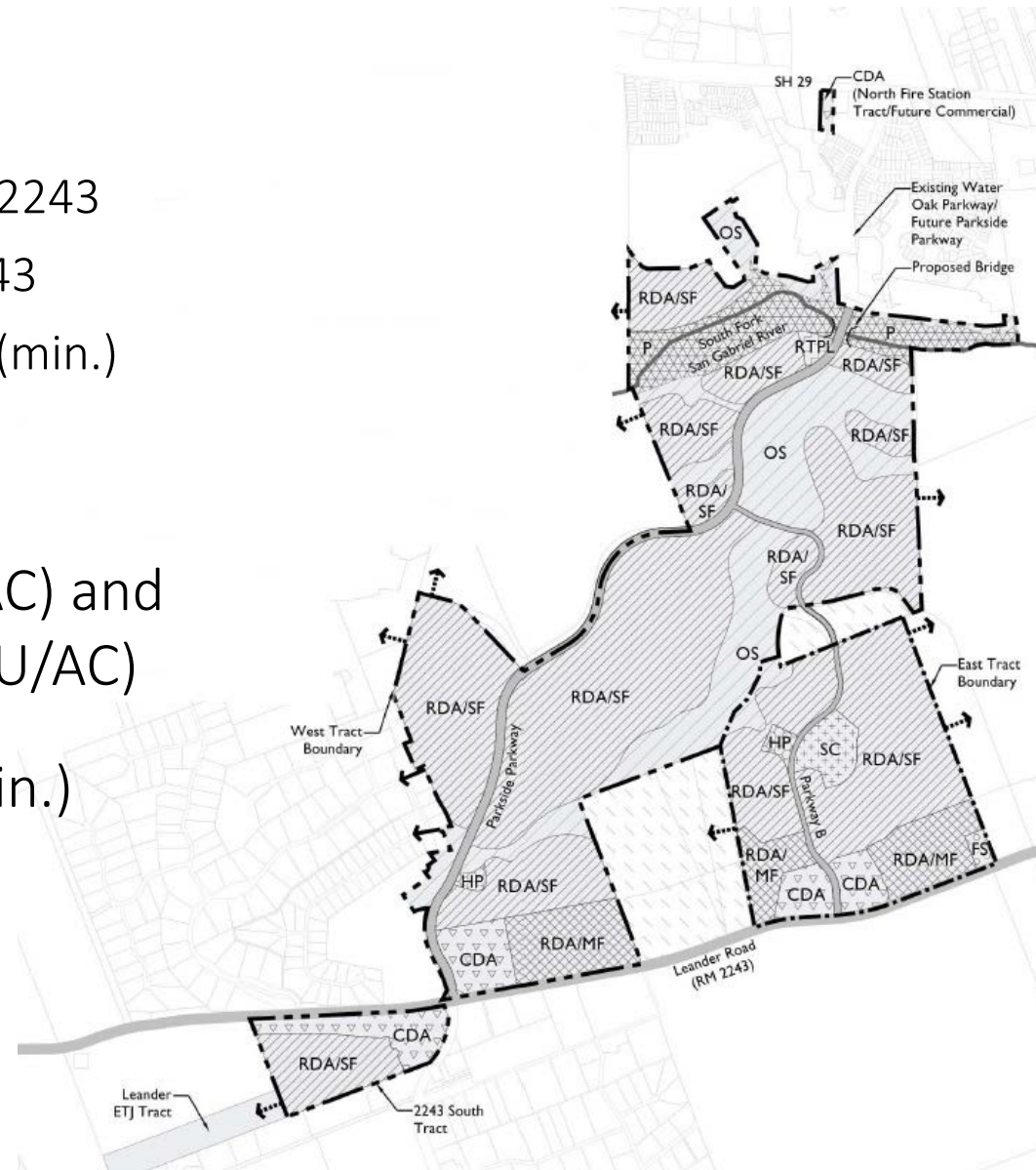
- Approved in 2012
- 1,354 acres
  - 360 acres of open space
  - 1,160 ac in Water Oak South
- 3,268 SF Lots (max.)
- 17.5 acres commercial
  - 5.5 acres along RM 2243
- 2x2.5 acre fire station sites
- 12 acre school site





# Parkside on the River

- 1,210 acres
  - 1,148 acres north of RM 2243
  - 62 acres south of RM 2243
  - 300 acres of open space (min.)
- 2,500 SF Lots (max.)
- Cluster Homes (12 DU/AC) and Multi-family Units (20 DU/AC)
- 50 acres commercial (min.)
- 2.5 acre fire station site
- 16 acre school site



# Water Oak Development

## Major Highlights:

- The Bridge
- Water Oak Pkwy
- Parkland and Regional Trail
- Street Connectivity
- Neighborhood Parks and Amenity Centers
- Residential Architectural Stds.
- Tree Preservation
- Water Transmission Line
  - Phased construction

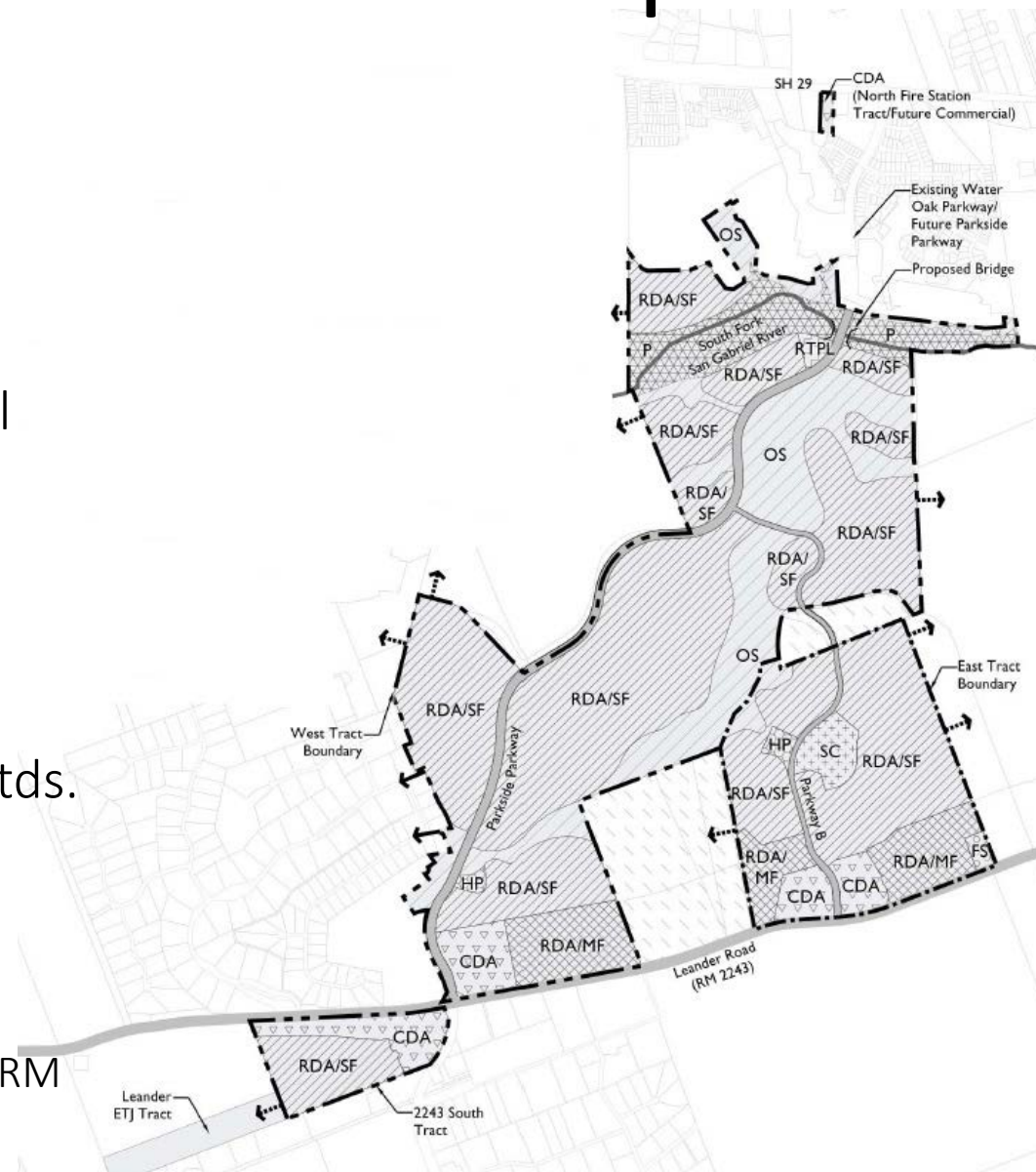




# Parkside on the River Development

## Major Highlights:

- The Bridge
- Water Oak Pkwy
- Parkland and Regional Trail
- Street Connectivity
- Neighborhood Parks and Amenity Centers
- Residential Architectural Stds.
- Tree Preservation
- Water Transmission Line
  - Constructed Up Front from RM 2243 to Water Oak North



# MUD Policy

(Approved July 2018)

## Purpose

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The City of Georgetown finds that the purpose of a Municipal Utility District (MUD) is to assist in closing the financial gap when a development is seeking to exceed minimum City standards, provide a robust program of amenities, and/or where substantial off-site infrastructure improvements are required that would serve the MUD and surrounding properties.

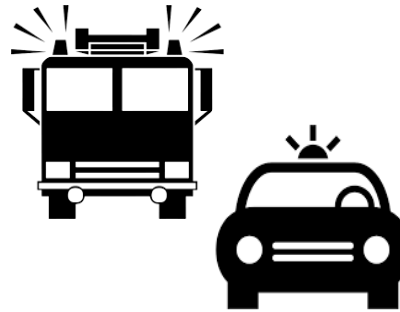
# MUD Policy: Basic Requirements



Quality Development



Extraordinary Benefits



Public Service/Safety



Exclusive Provider



Fiscally Responsible



Finance Plan



Annexation



**Quality Development.** The development meets or exceeds the intent of the development, infrastructure, and design standards of City codes

- **Land Development.** Developer has agreed to meet/exceed standards in UDC (dated June 1, 2011), plus add the following enhancements to Development Agreement:
  - **Residential Standards.** Design standards for single-family residential development to ensure minimum standard of quality and create equality with more recent developments with MUDs.
  - **Commercial Centers.** Set aside 50 acres along RM 2243 for future commercial compared to only 5.5 acres on current land use plan.
  - **Tree Preservation.** Enhanced Tree Preservation standards over existing preservation standards required in existing Water Oak agreement.
- **Infrastructure.** Developer has agreed to meet City's infrastructure standards and be obligated to fund the design and construction of major infrastructure.



**Extraordinary Benefits.** The development provides extraordinary public benefits that advance the vision and goals of the Comprehensive Plan.

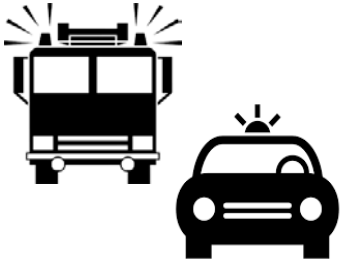
- **Roads/Bridge.** Developer/District to design, fund, and construct the Bridge, extension of Water Oak Pkwy and Parkway B. [No change from 2012 Agreement]
- **Trails.** Developer/District to design, fund, and construct regional trail (10' wide) along South San Gabriel River and Water Oak Parkway. Current agreement requires an 8' wide trail along Water Oak Parkway.
- **Parks/Recreational Facilities/Open Space.** Developer to provide neighborhood parks, private amenity centers, and preserve more than 300 acres as open space. Existing Agreement does not require neighborhood parks or commitment to amenity centers.
- **RM 2243 Transportation Enhancements.** Developer/District to design and build, or cause to be designed and built traffic signalization, intersection and roadway improvements at the RM 2243 at Parkside Parkway and Parkway B Intersections as and when required by TxDOT. There are no specific obligations in current agreement.
- **Diversity of Housing.** Land Use Plan provides a diversity of housing with range of single-family lots/designs, multi-family, and cluster homes, while increasing commercial. Current plan allows only single-family and 5.5 acres commercial.





**Extraordinary Benefits.** The development provides extraordinary public benefits that advance the vision and goals of the Comprehensive Plan.

- **Wastewater (Existing Benefit).** The Water Oak development funded \$12,807,158 and the City funded \$2,627,738 in a partnership to extend a major wastewater interceptor (SSGI) west of I-35 to address growth pressures and support quality development consistent with the City's Comprehensive Plan.
- **Water Infrastructure (Existing Benefit).** Developer/District to partner on construction and financing of master planned 24" Water Transmission Line from RM 2243 to Water Oak North. A change includes:
  - City will advance funding to construct transmission line ahead of development to improve availability of fire flow for the surrounding area, including the project, in response to strong growth along RM 2243 and to the south.
  - The Developer has agreed to bid and build the line within the City's available funds. The developer has agreed to repay the City \$3,500,000 (Off-site Capacity Payment) with an annual fixed payment of \$500,000 over 7 years, starting with first payment made after completion/acceptance of Water Transmission Line.



*Enhance Public Service and Safety.* The development enhances public services and optimizes service delivery through its design, dedication of sites, connectivity, and other features.

- **Fire Station Site.** Developer will dedicate a 2.5 acre site along RM 2243 at no cost to the City to optimize service delivery and response times as this area develops. [No change from 2012 Agreement.]
- **SIP Fee.** Developer agrees to maintain Fire SIP fee of \$630 to be collected at time of application of building permit for each residential lot, multi-family unit, and commercial lot. [No change from 2012 Agreement.]



*City Exclusive Provider.* The development further promotes the City as the exclusive provider of water, sewer, solid waste, and electric utilities.

- **Exclusive Provider.** The City will continue to be exclusive provider of all services – water, wastewater, and solid waste. [No change from 2012 Agreement.]
- **On-site Facilities.** The Developer/District to cover the full cost of On-site Facilities (water, wastewater, drainage, road, etc...) internal to the Water Oak South development that are necessary to serve the project. [No change from 2012 Agreement.]
- **Impact Fees.** The Developer/District will be assessed the existing water and wastewater impact fees listed in the current development agreement. The existing development agreement has locked impact fees in place at \$3,324 per Service Unit for water and \$2,683 per Service Unit for wastewater. [No change from 2012 Agreement.]



**Finance Plan.** The developer(s) contributes financially to cover a portion of infrastructure expenses without reimbursement by the MUD or the City and as reflected in conditions placed on the issuance of bonds by the district.

- **Bond Terms:**
  - **Estimated Maximum Amount of Bonds to be Issued for Future Districts:** \$100,100,000 based upon developer's assumptions on valuations and absorption. This does not include land located within existing MUD #25.
  - **Maximum Bond Maturity:** 30 years [MUD Policy guide is 25 years]
  - **Bond Issuance Period:** 15 years from the date of the first issuance of Bonds issued by each district [MUD Policy guide is 10 years]
  - **Refunding Bonds:** Not later than 10<sup>th</sup> anniversary of date of issuance
  - **Reimbursement Agmt.:** 15 years from Effective Date
  - **District Only Tax Rate (Maximum):** \$0.92/\$100 in Assessed Value
- Master Development Fee to be applied to future districts and retained for MUD #25, all to be applied to cost to design and construct the Bridge



**Fiscally Responsible.** The development is financially feasible, doesn't impair the City's ability to provide municipal services, and would not impose a financial burden on the citizens of Georgetown in the event of annexation.

- Development is responsible for on-site costs of infrastructure and will not impose financial burden on citizens of City of Georgetown.
- Developer to provide City with Off-site Capacity Payment of \$3,500,000 toward any off-site water facilities, plus pay Water Impact fees.
- Developer to commence construction of Bridge (4 lanes with pedestrian walkway) within 7 years and complete construction within 15 months.
- By completion of the Bridge, Developer must build at least two lanes of Water Oak Pkwy from RM 2243 to the Bridge, the River Trail (regional trail), Connecting Trail, and River Trail Parking Lot.
- Residential construction is expected no sooner than 2021 and achieve full buildout by 2040.
- Commercial construction of approximately 250,000 square feet of building area to begin construction by 2028 and remainder built out over time.
- Multi-family and cluster homes may begin in 2023 and take more than a decade to achieve full build-out.



# Action

Second reading and possible action on an Ordinance

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS APPROVING A DEVELOPMENT AGREEMENT FOR PARKSIDE ON THE RIVER SUBDIVISION, PERTAINING TO A PROPOSED NEW SUBDIVISION IN WILLIAMSON COUNTY, TEXAS CONSISTING OF APPROXIMATELY 1,148 ACRES GENERALLY SITUATED SOUTH OF SH 29 AND THE WATER OAK SUBDIVISION AND NORTH OF RM 2243/LEANDER ROAD BETWEEN THE PRESERVE SUBDIVISION AND THE RIVER RIDGE SUBDIVISION, AND ALSO INCLUDING AN APPROXIMATELY 62 ACRE TRACT LOCATED SOUTH OF RM 2243; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

# Next Steps

- Should Council approve the ordinance, it will allow execution of the Parkside on the River Development Agreement
- Council will consider approving a resolution approving the Second Amended and Restated Consent Agreement (Agenda Item N)
- Council will consider approving a resolution approving the annexation of approximately 62 acres into WCMUD #25 (Agenda Item O)
- Staff will return with a deannexation of approximately 80 acres of land along RM 2243, which will retain RM 2243 right-of-way inside city limits
- Staff will bring forward a FY20 budget amendment to fund the Water Transmission Line