

Parkside on the River MUD

Proposed Amendments to the Existing Water Oak
2nd Amended and Restated Consent Agreement and
Parkside on the River Development Agreement

Presented by
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August 25, 2020

Overview

- Purpose of Presentation
- Update on Development Progress
- Parkside on the River Land Plan – Additional Land
- Consent Agreement Scope of Amendments
- Development Agreement Scope of Amendments
 - Impact Fees and Strategic Partnership Agreement
 - Landscape and Tree Preservation Standards
- Next Steps
- Feedback and Direction

Purpose

Staff is seeking Council's feedback and direction on a proposal to the Parkside on the River development that will involve an amendment to the Water Oak Municipal Utility District (MUD) 2nd Amended and Restated Consent Agreement and an amendment to the Parkside on the River Development Agreement.

1. Does Council support the addition of the 361 acres to the master planned development with the proposed land use plan?
2. Does Council support amending the existing Consent Agreement to a) add 47 acres into WCMUD #25 district boundary and b) increase max. number of MUDs from 3 to 4?
3. Does Council support allowing the fixed impact fees to apply to the additional property with execution of a Strategic Partnership Agreement?
4. Does Council support considering modifications to Landscape and Tree Preservation Std.s?

Update on Development Progress

- **24" Water Transmission Line Project**
 - Project 70% completed as of August 2020. Under budget of \$3,500,000
- **Barton Tributary Sewer**
 - Project began construction Dec. 2019 and completed August 2020
- **Single-Family**
 - Phase 1A with 151 lots. Construction on Parkside Pkwy (1/3 mile) began July 2020 and home construction to begin Feb. 2021
 - Phase 2-1 with 122 lots. Engineering design complete and estimated start of construction October 2020
 - Phase 2-2 with 61 lots. Engineering design complete and estimated start of construction December 2020



Update on Development Progress

- **Overhead Electric Along RM 2243**
 - Working with PEC, ATT and Frontier to convert overhead to underground
- **Gas Service**
 - Working with Atmos to extend a main gas line from Parkside at Mayfield Ranch
- **RM 2243 Road Improvements, Phase I**
 - Under design from Parkside Pkwy. to Springtime Drive in Phase 1A
 - Estimate construction to begin Oct. 2020 and completed by April 2021



Parkside on the River Land Use Plan

Approved in Oct. 2019

- 1,208 acres
- 300 acres of open space (min.)
 - 75 acres of public open space along the river
- 700 acres for SF (max. = 2,500 DU)
- 89 acres of MF (along Leander Rd)
- 50 acres commercial (min.)
- 16 acre elementary school site
- Fire station site

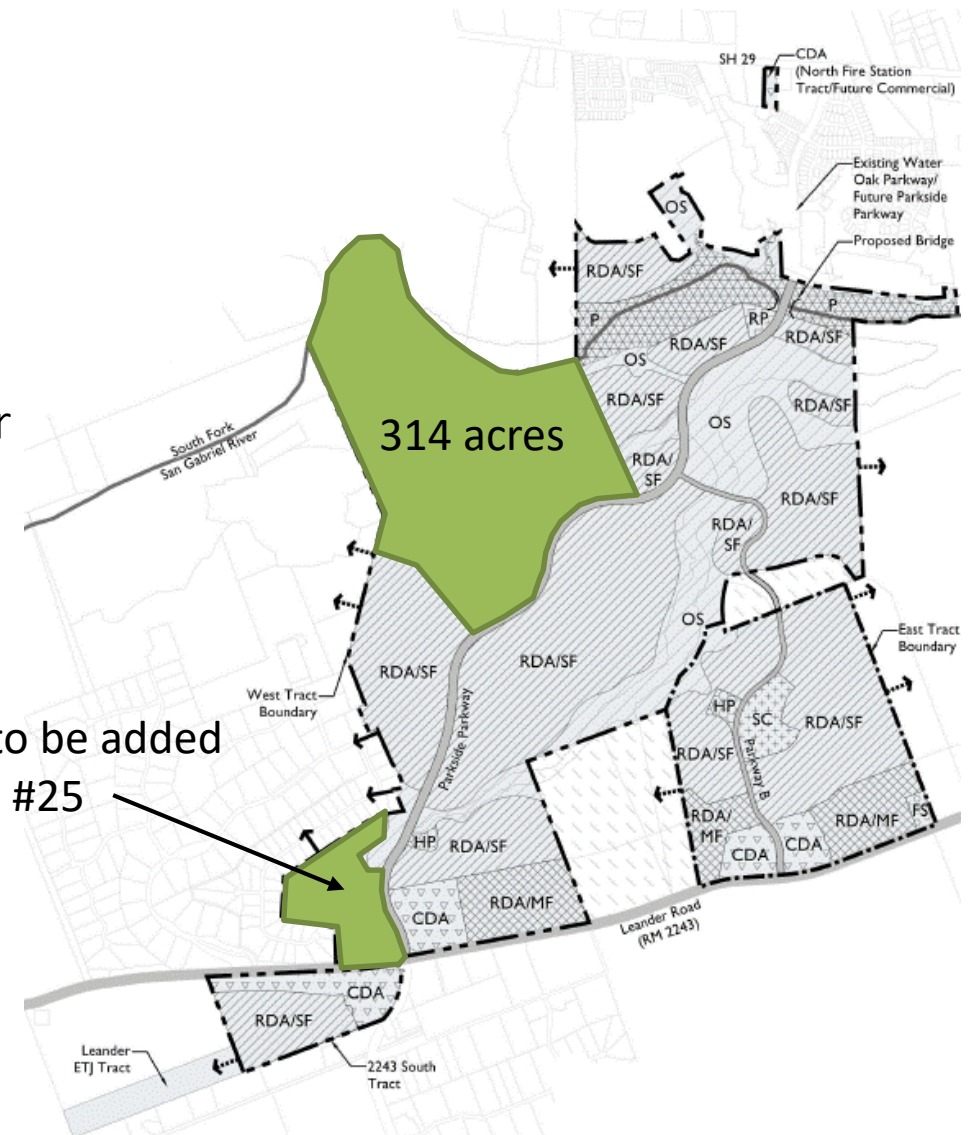


Parkside on the River Land Use Plan

Proposed August 2020

- Master developer has 361 acres under contract
- 1,570 ac. vs. 1,208 ac. total land area
- 422 ac. vs. 300 ac. of open space
 - 115 vs. 75 acres of public open space along the river
- 925 ac. vs. 700 ac. for SF
 - Increase in DU from 2,500 to 3,000
- No change in MF
 - Remains 89 acres (along Leander Rd)
- 64 ac. vs. 50 ac. commercial (min.)
- 16 acre elementary school site
- Fire station site

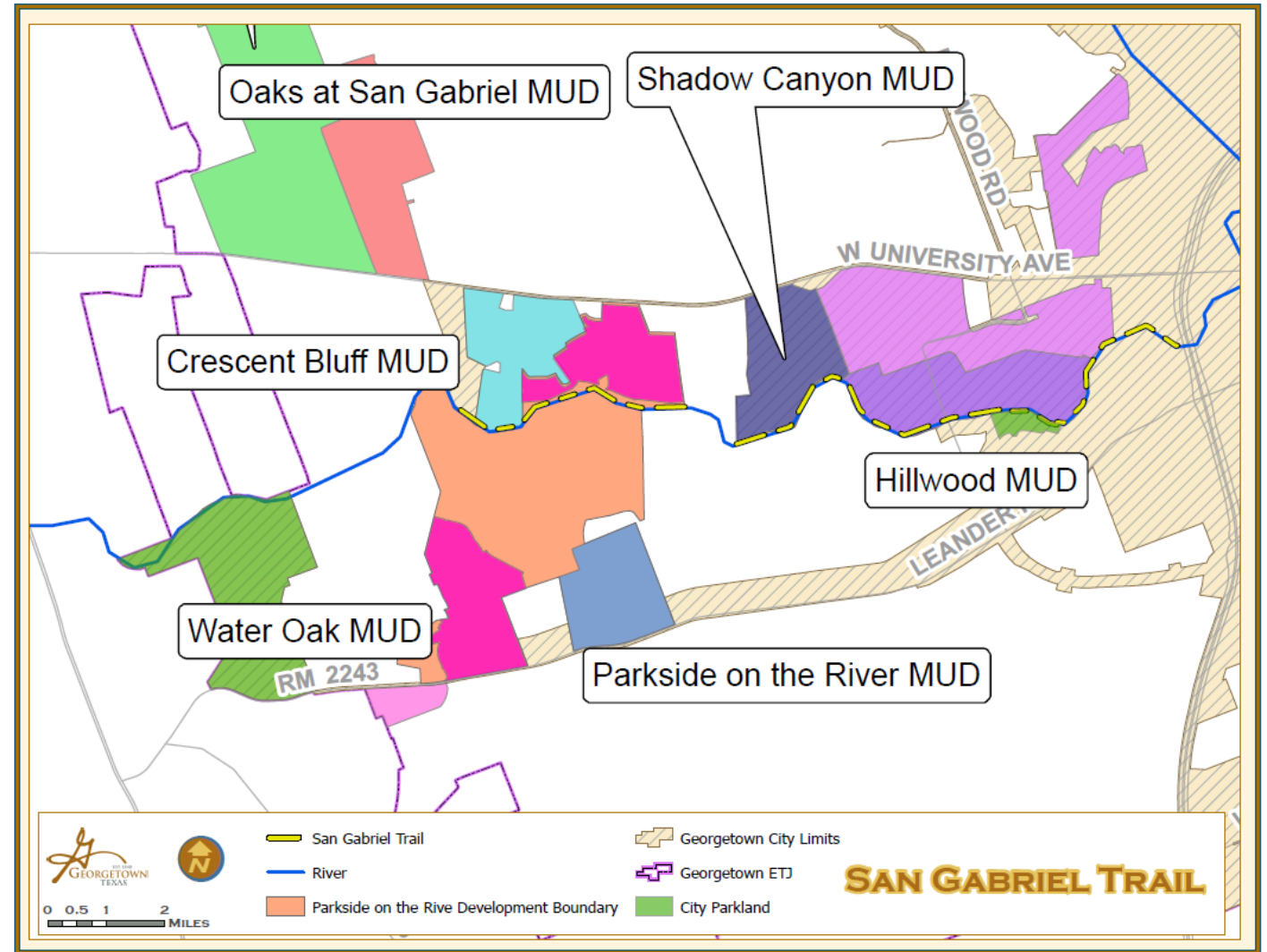
47 acres – to be added
to WCMUD #25



South San Gabriel River Corridor

Traveling the South San Gabriel River

- The distance from I-35 to the east edge of Garey Park following the river corridor is approximately 39,510 ft. or 7.5 miles.
- Garey Park itself has 6,925 ft. of river frontage. More than a mile.
- **Parkside on the River** has 5,000 ft. of river corridor frontage. With the additional property's 5,700 ft. of river corridor frontage, Parkside on the River **will add approximately 2 miles of trail** to this regional trail corridor.



South San Gabriel River Corridor

Parkside on the River Stretch of River Corridor



Consent Agreement Amendment

Request

- Consent to addition of 47 acres to the WCMUD #25
- Increase maximum number of MUDs from 3 to 4

Financial Terms

- Maximum Amount of Bonds to be Issued for Future Districts: [No Change (“NC”)]
- Maximum Bond Maturity: 30 years [NC]
- Bond Issuance Period: 15 years from the date of the first issuance of Bonds issued by each district [NC]
- Refunding Bonds: Not later than 10th anniversary of date of issuance [NC]
- Reimbursement Agmt.: 15 years after First Bond Issuance Date by each district [NC]
- District Only Tax Rate (Maximum): \$0.92/\$100 in Assessed Value [NC]

Development Agreement Amendment

Request: Impact Fees

- Extend impact fees (water and wastewater) rates to additional property
- Not requesting an increase in City's commitment to the maximum SUEs; this would remain at 4,600
- Parkside on the River Land Use Plan (approved) will likely use around 4,100 SUEs out of 4,600 SUEs upon full build out; this means roughly 500 SUEs would be used on the additional property
- Water and Wastewater Impact Fees (Section 9.01). In consideration of the Former Owner's construction of the SSGI and Primary Owner's payment of the Off-site Capacity Payment, the Impact Fees payable by Owners and End Buyers are (i) for water, the Water Impact Fee per SUE is \$3,324, and (ii) for wastewater, the Wastewater Impact Fee per SUE is \$2,683;

	Parkside DA (Sec 9.01)	City's Current Impact Fees	Difference
Water Impact Fee	\$3,324	\$6,921	-\$3,597
Wastewater Impact Fee	\$2,683	\$4,348	-\$1,665
Maximum Number (500)	\$3,003,500	\$5,634,500	-\$2,631,000

Development Agreement Amendment

Request: Impact Fees (City's condition if impact fee rates are extended to additional property)

- In exchange for the Parkside on the River SUEs and fixed Wastewater Impact Fee and Water Impact Fee being extended to the additional 361 acres, the City has requested the master developer support a Strategic Partnership Agreement (SPA) between the City and Williamson County MUD No. 25 (WCMUD No. 25) and Parkside on the River MUD No. 1 (PORMUD No. 1).
- Each MUD will be required to approve the SPA in advance of the City approving the SPA in accordance with State law. This would have to be accomplished before an amendment to the DA is effective.
- Consent to limited purpose annexation of the commercial land within the district to be effective when the SPA is executed by the City.
- City annexes commercial land in the MUD for the limited purpose of collecting sales and use taxes on sales consummated within the district. Annexation would occur in future upon development.
- The SPA will detail that MUDs will get 20% of the City's 1% general sales tax but none of the other types of sales and use taxes. The City will get 80% of the City's 1% general sales and use tax, and 100% of all other sales and use taxes.

Development Agreement Amendment

Request: Impact Fees (City's condition if impact fee rates are extended to additional property)

The City staff supports the application of the *Wastewater Impact* and *Water Impact Fee* up to the water and wastewater utility commitment of 4,600 SUEs after satisfaction of the following:

- A minimum of 10 acres of commercial land is developed with a unified design and a minimum of 50,000 square feet of retail development before the Parkside on the River requests to use above 4,100 SUEs and the remaining commercial land remains (no request to change to residential).

Neighborhood Retail Shopping Center			
Sales Tax Revenue	Cumulative Sales Tax at 20 years	Annual Sales Tax at Full Buildout	20 Acre Commercial Annual Sales Tax
General	\$13,003,200	\$1,238,400	\$387,000
Street Maintenance	\$2,889,600	\$275,200	\$86,000
GTEC	\$5,779,200	\$550,400	\$172,000
GEDCO	\$1,444,800	\$137,600	\$43,000
Total	\$23,116,800	\$2,201,600	\$688,000

Development Agreement Amendment

Request: Landscape and Tree Preservation

	Development Requirement	Application	Current MUD Req.	Proposed Req.
Tree Survey	<ul style="list-style-type: none">Survey of existing heritage and protected treesIdentification of trees removed	A tree plan will be submitted with each preliminary plat. This will allow tree credits to be utilized throughout multiple sections of a plat.	X	X
Tree Removal	<ul style="list-style-type: none">20% of heritage trees can be removed within a tree plan without approval from City	<ul style="list-style-type: none">Up to 20% of trees within a preliminary plat can be removed without approval from City.Additional trees require assessment from City Arborist prior to approval.	X	X

Development Agreement Amendment

Request: Landscape and Tree Preservation

	Development Requirement	Application	Current MUD Req.	Proposed Req.
Tree Credit	Credit trees Definition <ul style="list-style-type: none"> • Size: Single trunk trees 18" and greater but less than 26" • Location: <ul style="list-style-type: none"> • Residential streetyard • Medians and Parkways • Pocket parks/amenities 	<ul style="list-style-type: none"> • Trees meeting the size and location requirements identified within a tree plan may be utilized to mitigate for trees removed. • Trees planted to meet the minimum landscaping requirements of the UDC cannot be utilized for credit 	X	
	Credit trees may apply up to 50% of required mitigation for tree removal within a tree plan	Example= <ul style="list-style-type: none"> • 100 inches of mitigation are required for heritage trees removed within a tree plan. • Within a tree plan there are 200 inches of credit trees • 50 inches may be used to mitigate for heritage tree removes. 	X	

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Next Steps

(The following are high level)

- Should Council support the proposed amendments:
 - Begin drafting amendments to the current Consent and Development Agreements as described in presentation consistent with Council direction
 - Return to Council on landscape and tree preservation standards
 - Initiate discussions with WCMUD #25 and PRMUD #1 concerning SPA
 - Return to Council with agreements for final consideration