

# Parkside on the River

2<sup>nd</sup> Amendment for Development Agreement for  
Parkside on the River Subdivision  
(Williamson County MUD No. 25 (*part*) and Parkside  
on the River MUDs)

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Presented by  
Wayne Reed, Assistant City Manager  
May 11, 2021

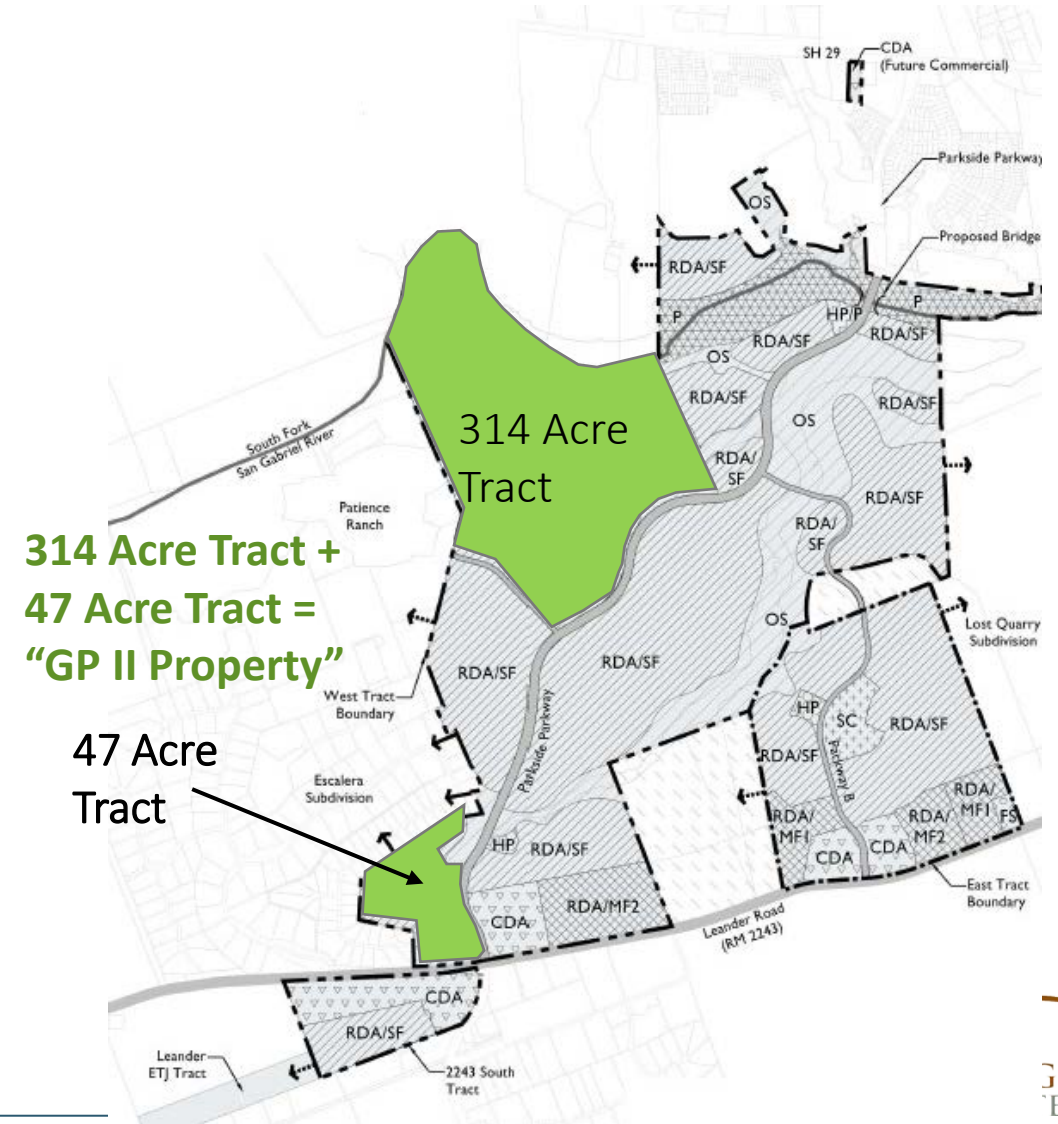


# Overview

- Project Location and General Description
- Development Agreement Amendments
  - Preview of Item T on the agenda (“Agreement Regarding Texas Crushed Stone Drainage Easement Agreement between the City and Williamson County”)
- City Council Deliberation and Action

# Project Location and General Description

Item	Current	Second Amendment
Total Acres	1,210	1,573 (shown in green)
Open Space, Parks, and Parkland	300 ac.	422 ac.
Parkland (river corridor to be public)	75 ac.	102 ac. (part of the 422 ac.)
SF Acres	700	925
MF Acres	89	89 [NC]
Commercial Acres	50	64 (minimum)
SF Dwelling Units	2,500	3,000
Elementary School	1	GISD Purchased in 2020
Fire Station Sites	1	City Acquired 1 in 2021



# Parkland, Trails, HOA Parks

## Parkland

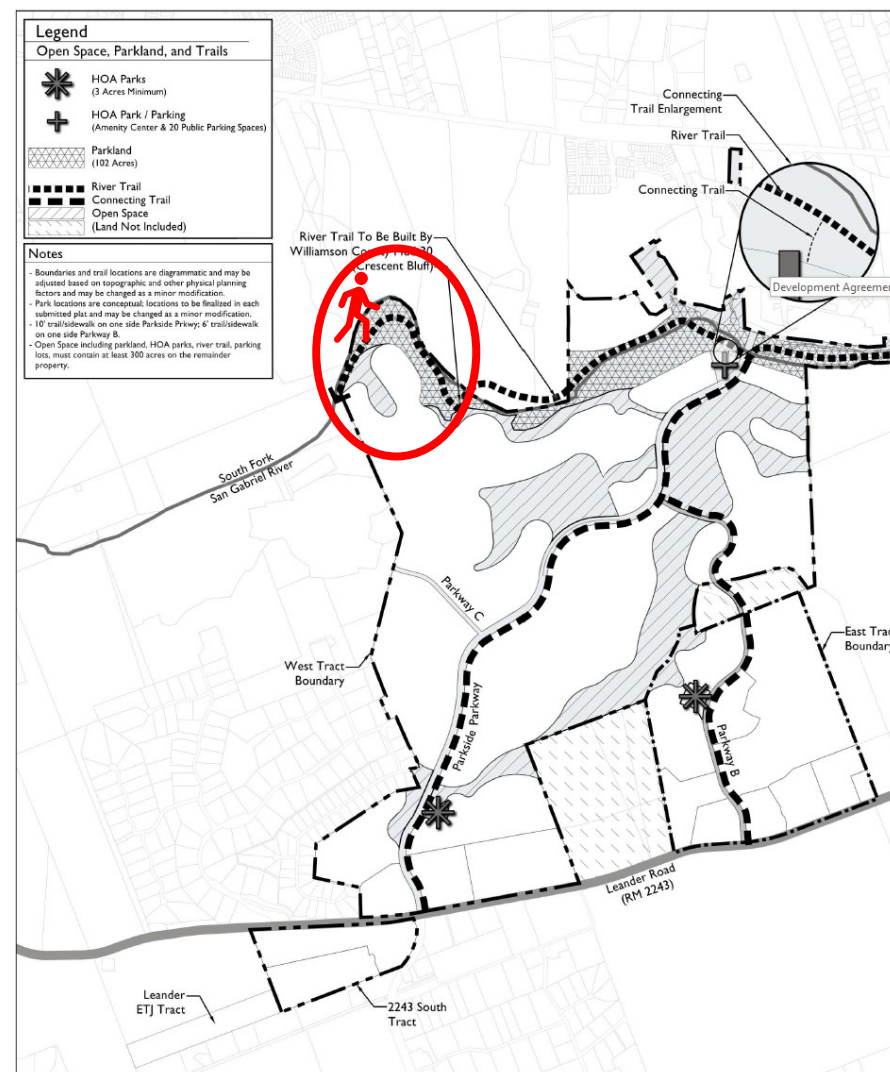
- Adds 27 acres of additional **Parkland**, which is river corridor

## River Trail

- Extends Regional **River Trail**
  - Original Parkside **River Trail** to be completed by Feb. 19, 2028
  - Additional **River Trail** on GP II Property to be completed by Jan. 30, 2030 (with opportunity to accelerate under certain conditions)

## HOA Park

- Adds a 3<sup>rd</sup> HOA Park



# Roadways

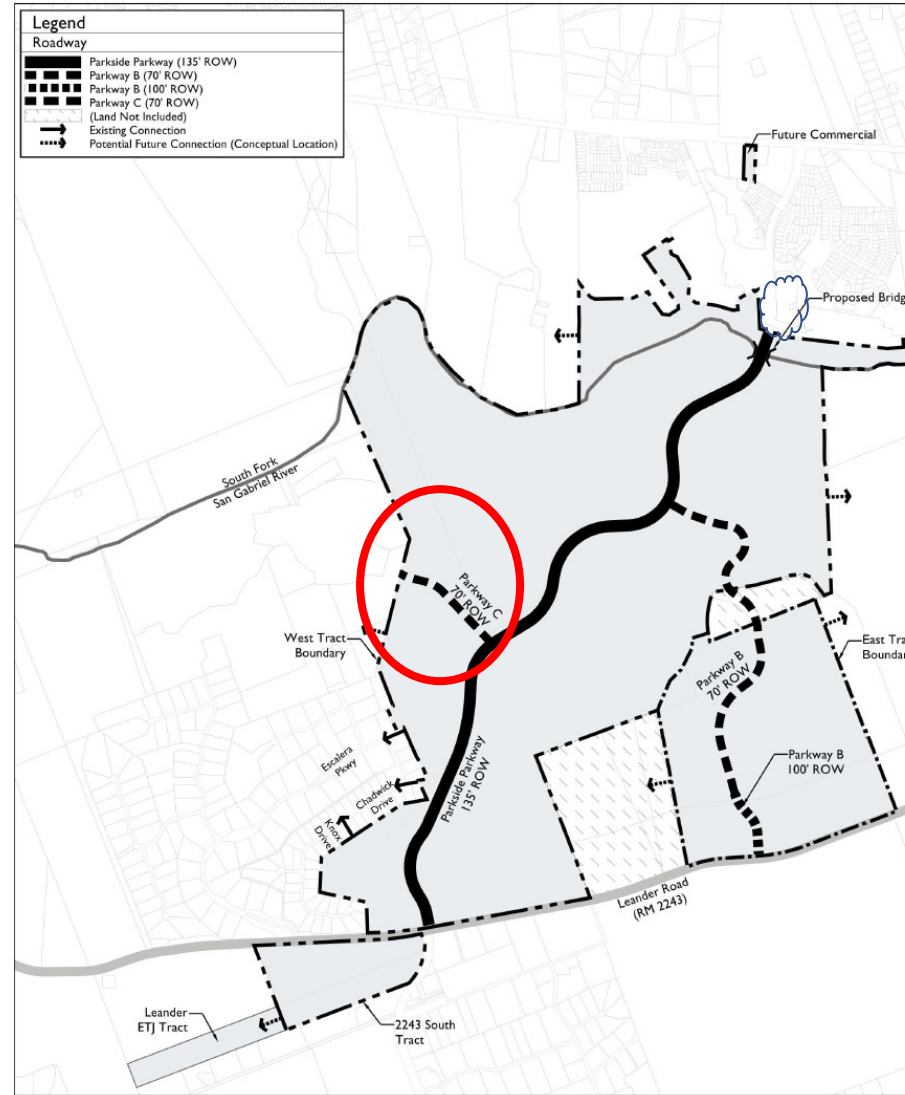
## Parkway C

- New Parkway C (same standards as Parkway A and B)

## Lorena Lane

- No connection to Lorena Lane in Water Oak (due to topography)

NOTE: The Bridge will be completed by Feb. 19, 2028



# Impact Fees

## Original Agreement

- Impact Fees frozen at old fees for the Original Land

## Second Amendment

- Applies impact fees for the GP II Property current as of the time of assessment

	Original DA (Sec 9.01)	Second Amendment (example only - using current impact fees) Impact Fees	Difference (example only - using current impact fees)
Water Impact Fee	\$3,324	\$6,921	-\$3,597
Wastewater Impact Fee	\$2,683	\$4,348	-\$1,665

# Off-Site Drainage Easements

## Background:

- Developer needs 2 Off-Site Easements:
  - *“Faubion Easement”*
  - *“TCS Easement”*
- Williamson County needs the same 2 Off-Site Easements
- Developer and Williamson County entered into an agreement stating that:
  - *“Faubion Easement”* - Developer to acquire (through Williamson County MUD No. 25)
  - *“TCS Easement”* – County to acquire

## Current Status:

- *“Faubion Easement”* – Developer to close on or before May 17, 2021
- *“TCS Easement”* – County has not acquired



# Off-Site Drainage Easements

## **The Issue:**

- Per UDC, the Final Plat for Parkside on the River Phase 1A cannot be recorded until both off-site drainage easements are acquired.

## **Second Amendment:**

- Allows Final Plat for Parkside on the River Phase 1A to be recorded before the TCS Easement is acquired by the County.
- In exchange, the County has approved a separate agreement with the City (Item T on this agenda) promising to indemnify the City from third-party claims arising out of or resulting from the City allowing a final plat to be recorded before off-site drainage easements are acquired.
  - County has represented to the City that the TCS Easement will be acquired either through good faith negotiations or use of eminent domain powers.



# Action Requested

- Approve “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS AMENDING ORDINANCE NOS. 2019-69 AND 2020-84 AND APPROVING A “SECOND AMENDMENT TO DEVELOPMENT AGREEMENT FOR PARKSIDE ON THE RIVER SUBDIVISION,” REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; INCLUDING A SEVERABILITY CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.”