



## AGENDA MEMORANDUM

Action item for the City Council Meeting April 20, 2021

**DATE:** March 16, 2021

**TO:** Peter Zaroni, City Manager

**THRU:** Neiman Young, Assistant City Manager  
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### Rancho Vista Park Improvement Agreement

#### **CAPTION:**

Resolution authorizing park improvement agreement for Rancho Vista Subdivision with Yorktown Oso Joint Venture and Braselton Development Company, Ltd. to develop and gift 1.268 acres of parkland to the City and authorize an agreement with the Rancho Vista Owner's Association to allow for the owner's association to maintain the new parks.

#### **SUMMARY:**

This resolution authorizes an agreement with developer Yorktown Oso Joint Venture and Braselton Development Company, Ltd. to develop parks within Rancho Vista Subdivision, consent for proposal to dedicate land & construct park improvements in the Rancho Vista subdivision in lieu of the community enrichment & park development fees described in UDC, Subsection 8.3.6 & 8.3.7, and provision of credit in the amount of \$130,303.93 for previous park improvements and fees paid within the Rancho Vista Subdivision.

#### **BACKGROUND AND FINDINGS:**

The proposed agreement supports the continued development of high-quality parks for the City's population and provides a unique arrangement for ownership, operation and maintenance by the owners of Rancho Vista Subdivision, while allowing the developer to receive community enrichment fee credits.

In accordance with Unified Development Code (UDC) 8.3.8, a developer may construct public park improvements in lieu of community enrichment fees described in UDC Subsection 8.3.6. UDC 8.3.8 requires that once improvements are accepted by the City,

the developer shall deed the property and improvements to the City.

With recent City Council actions authorizing the sale of neighborhood parks, the Department of Parks and Recreation is no longer accepting neighborhood parks in areas where there are already neighborhood parks that have been developed. In the Rancho Vista Subdivision, park land consisting of 1.831 acres was dedicated to the City. With these park improvements, the developer received community enrichment fee credits with the subsequent platting of subdivision units. In 2010, the City entered into a Memorandum of Agreement with the Owners Association of Rancho Vista, Inc. that authorizes the Owners Association to maintain the park land dedicated to the City.

The developer asserts that this arrangement was originally negotiated to continue through future phases of the Rancho Visa Subdivision. This agreement will formalize the arrangement for the developer to receive fee credits for these parks to be publicly dedicated and constructed in Rancho Vista subdivision.

The developer requests to receive community enrichment and park development fee credits for a .634-acre park constructed by the developer in Rancho Vista Unit 14 that is owned/operated by the Owners Association of Rancho Vista, Inc and open to the public. Additionally, developer requests approval for future park construction for park continuity of approximately 0.634 acre-park for an estimated total of 1.268 acres. The park was deeded to the Owners Association of Rancho Vista, Inc. in 2017 and will be deeded to the city. The developer would also like to continue to receive credit for additional parks to be developed in future phases of the subdivision. The developer desires to continue the development of a neighborhood park and a greenway/pedestrian linkage within Rancho Vista Boulevard to the future Oso Parkway. Any remaining credits may be used for future fee-in-lieu-of-land requirements for future plats in the approved Rancho Vista Preliminary Plat.

Land dedication requirements are one acre for each 100 proposed dwellings for single family homes. In the case where land is not dedicated, a fee-in-lieu-of-land dedication is required. The fee-in-lieu amount is the amount of land required for dedication multiplied by the fair market value of the property, or \$62,500, whichever is less. Park development fees are \$200 per dwelling unit.

This agreement provides an updated MOU that provides the park to be maintained and opened to the public by the Owners Association of Rancho Vista.

This proposed agreement conforms to the Plan CC's goals and strategies: Element 1 – Natural Systems, Parks & Recreation Goal 7. Corpus Christi has a network of attractive, safe and well-maintained parks that provide shade and other amenities, are well-used by the public, and meet the diverse needs of the population. Goal 8. Parks, beaches recreational areas and other green public spaces are of high quality and are well-maintained. Strategy 2 Continue to support funding and partnerships to provide enhancements and maintenance of public parks.

#### **ALTERNATIVES:**

The alternative would be to create decisions on park acquisition on a case-by-case basis, which does not provide certainty for the developer. This agreement will take the entire

preliminary plat into consideration, which is built out over time. City leadership and administration changes over time, so the intent is to formalize this in an agreement so that there are no surprises to the developer.

**FISCAL IMPACT:**

There would be a loss of revenue to the community enrichment and parks development fees. The actual credit awarded would be based on the actual land developed as parks, the appraisal value at the time of park development, and the actual number of lots platted. The developer would receive credit for the parks that are dedicated and constructed; therefore, this credit is provided in lieu of fees.

**FUNDING DETAIL:**

Fund:

Organization/Activity:

Mission Element:

Project # (CIP Only):        N/A

Account:

**RECOMMENDATION:**

Staff recommends approval of this resolution authorizing park improvement agreement for Ranch Vista Subdivision with Yorktown Oso Joint Venture and Braselton Development Company, Ltd. to develop parks within Rancho Vista Subdivision and authorizing park maintenance agreement with Owners Association of Rancho Vista to maintain Ranch Vista Subdivision parks.

**LIST OF SUPPORTING DOCUMENTS:**

Resolution

Agreement