



AGENDA MEMORANDUM

Action Item for the City Council Meeting of February 13, 2024

DATE: February 2, 2024
TO: Peter Zaroni, City Manager
FROM: Robert Dodd, Director of Parks and Recreation Department
(361) 826-3133

Park Improvement Agreement for London Towne Subdivision

CAPTION:

Resolution authorizing park improvement agreement for London Towne Subdivision with Braselton Development Company, Ltd for public park improvements in lieu of the park development fees.

SUMMARY:

This agreement will grant Park Development Fee credits to Braselton Development, up to an amount not to exceed \$443,100, for dedication of land/construction of park improvements within London Towne Subdivision. The developer dedicated land (1.6 Acres) valued at \$50,700 and the park will be named "Braselton Park" as per Section 22 of the agreement. The term of the agreement is 30 years from the date of the last signatory to the agreement. This agreement is made pursuant to Article 8, Section 8.3.8 of the Unified Development Code (UDC) of the City of Corpus Christi.

BACKGROUND AND FINDINGS:

In lieu of paying Community Enrichment/Park Development fees, developers are able to develop public parks within new development areas with the input and approval from Parks and Recreation. This agreement grants Park Development Fee credits to Braselton Development in exchange for dedication of land and construction costs for park improvements within London Towne Subdivision, Units 1 through 7. Park Development fee credits are only applicable to the London Towne Subdivision. Per the agreement, the park must be constructed prior to the granting of the credits. The public park has been completed and this item grants the credits for the fees calculated for Units 1 through 7.

The Developer has received advanced credits for Units 1 through 7 in the amount of \$232,050. The Developer will receive future credits for costs to build the park in excess of the advanced credits in an amount up to \$246,750 (remaining credits) in Park Development fees. Park fees/credits are calculated as follows:

PARK CREDITS	AMOUNT
Total Cost of Park Improvements	\$ 443,100.00
Value of Land Dedication - 1.6 acres	\$ 50,700.00
Unit 1 calculated fees	\$ (46,500.00)
Unit 2 calculated fees	\$ (32,000.00)
Unit 3 calculated fees	\$ (18,000.00)

Unit 4 calculated fees	\$ (53,187.50)
Unit 5 calculated fees	\$ (26,400.00)
Unit 6 calculated fees	\$ (28,212.50)
Unit 7 calculated fees	\$ (27,750.00)
Park Naming Rights-Braselton Park	\$ (15,000.00)
Credit balance available to be applied to future units of the London Towne development	\$ 246,750.00

Braselton Development has completed the construction and installation of park improvements, including site drainage/grading (in-park sewer drains), erosion control implementation plan/maintenance, landscaping (turf, beds, trees, and irrigation) and site domestic plumbing/electrical.

The park includes numerous public amenities including playground with play area features, a covered pavilion, nine tables with four being ADA accessible, two barbecue pits, two benches, four trash cans, a bike rack, two lamps, a water fountain and a dog waste station. Approximately 32 plants and trees have been planted.

ALTERNATIVES:

An alternative would be to deny the granting of Park Development fee credits in exchange for the construction of the park and request payment of Community Enrichment and Park Development fees.

FISCAL IMPACT: There is no fiscal impact for this item.

RECOMMENDATION:

Staff recommends approval of this agreement granting Park Development fee credits to Braselton Development Company, Ltd., up to an amount not to exceed \$443,100 for dedication of land and construction of park improvements within the London Towne subdivision.

LIST OF SUPPORTING DOCUMENTS:

Resolution
Agreement with Exhibits
Presentation