

# Cotton Center

## **PROPOSED DEVELOPMENT AGREEMENT SUMMARY**

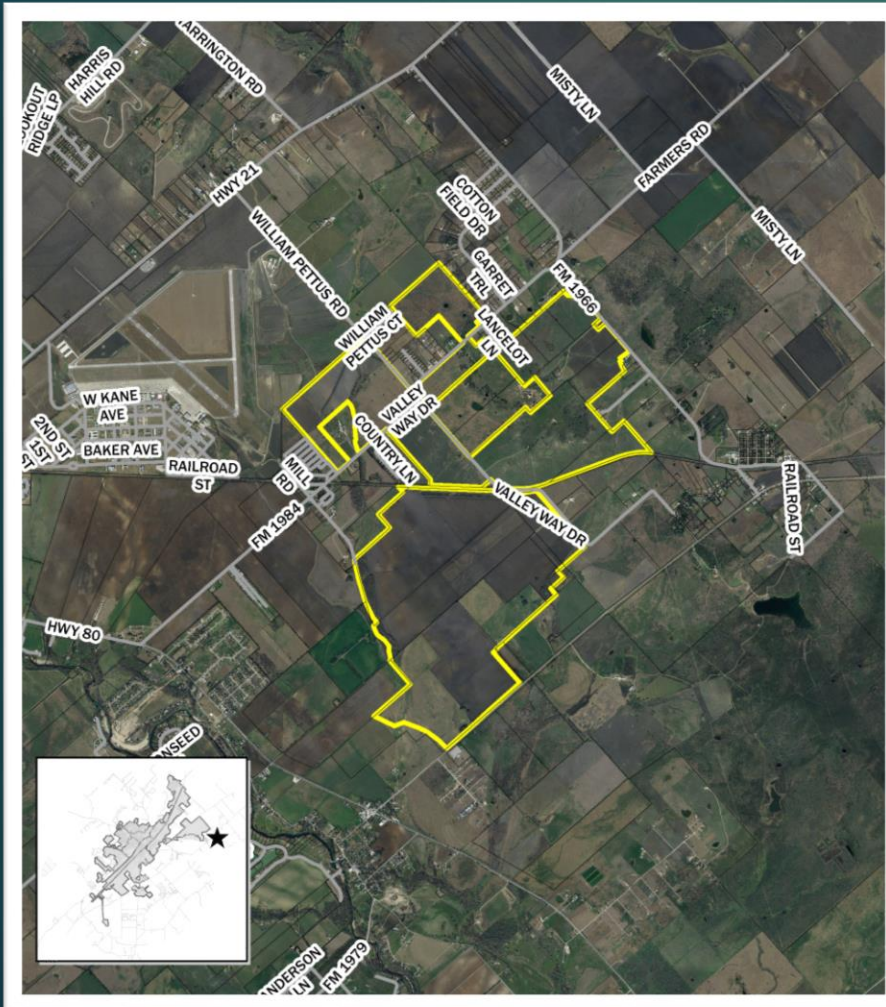
CITY COUNCIL

DECEMBER 6, 2016

# Project Timeline

- **October 2012** – Original Petition for Development Agreement approved. (1,206 acres)
- **September 2014** – Revised Petition for Development Agreement approved. (2,358 acres)
- **December 2014** – Consent Agreement Approved for associated Cotton Center Municipal Utility District #1.
- **May 2016 to Sept. 2016** – Several Working Meetings held between Walton Development and City Staff that focused on specific project topics.
- **May 7, 2016** – MUD Confirmation Election
- **December 6, 2016** – Resolution approving the Final Development Agreement and 1<sup>st</sup> Reading of approval of Consent Agreement Extension.
- **December 20, 2016** – 2<sup>nd</sup> Reading of approval of Consent Agreement Extension.

# Overview



- **45-year Term of Agreement**
- **2,358 acre; Phased Project**
- **Mix of Uses including:**
  - Single-family
  - Multifamily
  - Commercial
  - Office
  - Industrial
  - Parks & Open Space
- **Provisions addressing:**
  - Platting, Zoning, & Annexation
  - Parkland Dedication & Design
  - Circulation & Connectivity
  - Lot & Site Design
  - Architectural Design
  - Parking & Access
  - Emergency Services & Facilities
  - Wastewater Services

# Concept Land Use Plan

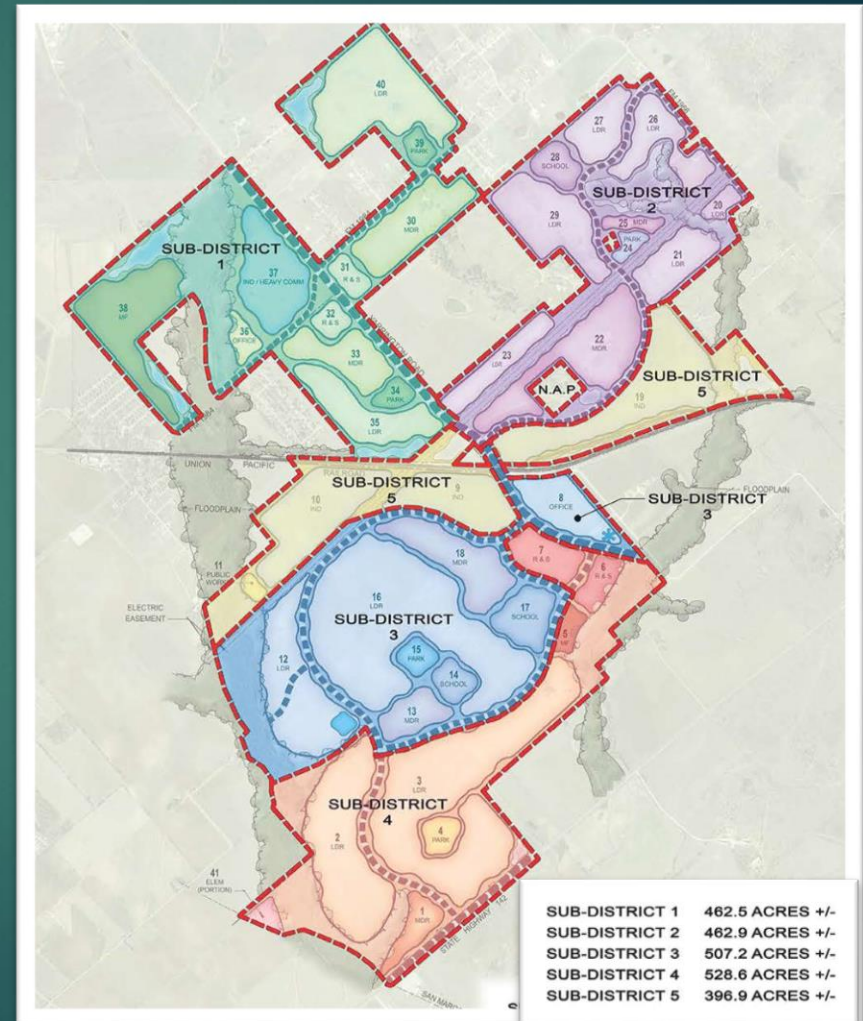
- **Residential:**
  - Approximately 50% of Project Area
  - Single-family - 6,246 Units (1,146 acres)
  - Multifamily - 1,875 Units (78 acres)
- **Commercial:**
  - Community Oriented (70 acres)
  - Regional Commercial (57 acres)
- **Office:** (40 acres)
- **Industrial:** (220 acres)
- **Parks & Open Space:** (550 acres)
  - Approximately 20% of Project Area
- **Public Facilities:**
  - 4 School Sites
  - 2 Public Safety Facility Sites





# Sub-Districts & Phasing

- Each Sub-District represents the various Phases.
- 5 Anticipated Sub-Districts.
- Each Sub-District will form their own MUD.
- Each Sub-District required to begin Platting Process at the time of Sub-District Creation.
- Sub-District boundaries may deviate from this Phasing Plan.
- May be more or less Sub-Districts if desired by the Owner(s), but will still have to comply with Chapter 70 of the City Code regarding Special Districts.



# Vesting

1. **Initial five (5) year vesting window which would take effect upon approval of the Agreement by City Council.**
  - Preliminary Subdivision Plats submitted during this window are subject to City Codes in place at the time of approval.
2. **Following the five (5) year anniversary of the Agreement's approval by Council, the project will be subject to then current City Codes.**
  - Connectivity, Lot and Site Design, Architectural Design, Parking and Building Permits to be governed by the Current City Codes.
  - Proposed code waivers will also expire at that time.
  - Provisions where the Development Agreement will continue to govern include items such as parks and open space, annexation, and provisions for public safety services and wastewater services.

# Development Standards

- **Circulation & Connectivity** (Article VII)
  - Street section and Design Standards are consistent with those proposed in the City of San Marcos Transportation Master Plan update and Code SMTX.
- **Lot Standards & Site Design** (Article VIII)
  - Standards are consistent with Code SMTX and the recently approved Trace-Highpointe PDD.
- **Architectural Design** (Article IX)
  - Standards applying to single family residential development, similar to the recently approved Trace-Highpointe PDD.
- **Parking & Access** (Article X)
  - Standards addressing parking lot design, landscaping, and access are consistent with proposed Code SMTX.

# Open Space & Parkland

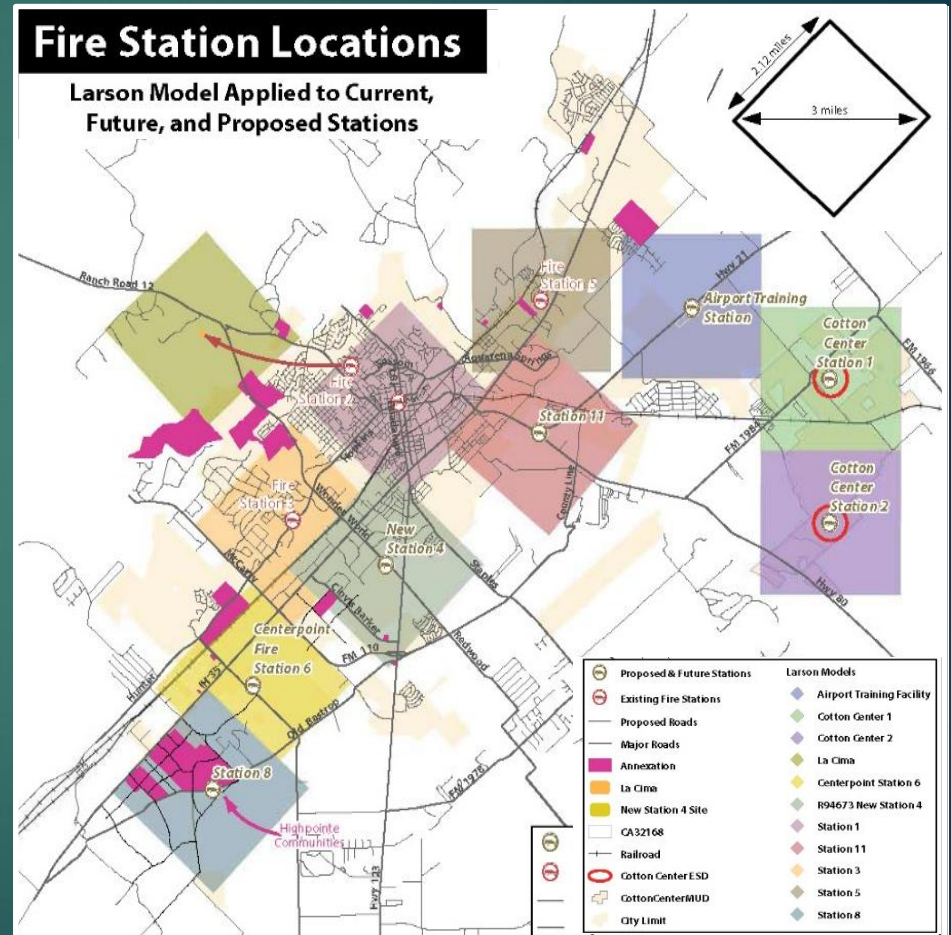
- 20% of total project is devoted to open space.
- Five (5) “Neighborhood Parks”; each no less than eight (8) acres in area.
- 5 acres of “Pocket Parks”; each no less than ¼ acre.
- 8.8 miles of improved trails.
- All homes must be within ¼ mile of a neighborhood park, pocket park, or trail.
- Parkland to be improved at the Owners expense.





# Public Safety Facilities

- Two (2) Facilities proposed to be constructed on-site as development occurs.
  - 1<sup>st</sup> facility is required when 2,000 single-family utility connections are reached.
  - 2<sup>nd</sup> facility is required at 4,000 single-family utility connections.
- Facilities are required to be constructed at the Owner's and/or ESD's expense.



# Fire, EMS, & Police Services

- **Fire and EMS Service:**

- Service to be provided by the ESD.
- MOA required to be executed ensuring the City is reimbursed for all “incidents” responded to.

- **Police Service**

- Service to be provided by the Caldwell County Sheriff’s Department.
- Supplemental service contract may be required between Sub-District(s) if the level of police service provided by the County falls below 1 officer per 1,000 residents.

# Staff Recommendation

Staff Recommends Approval.