

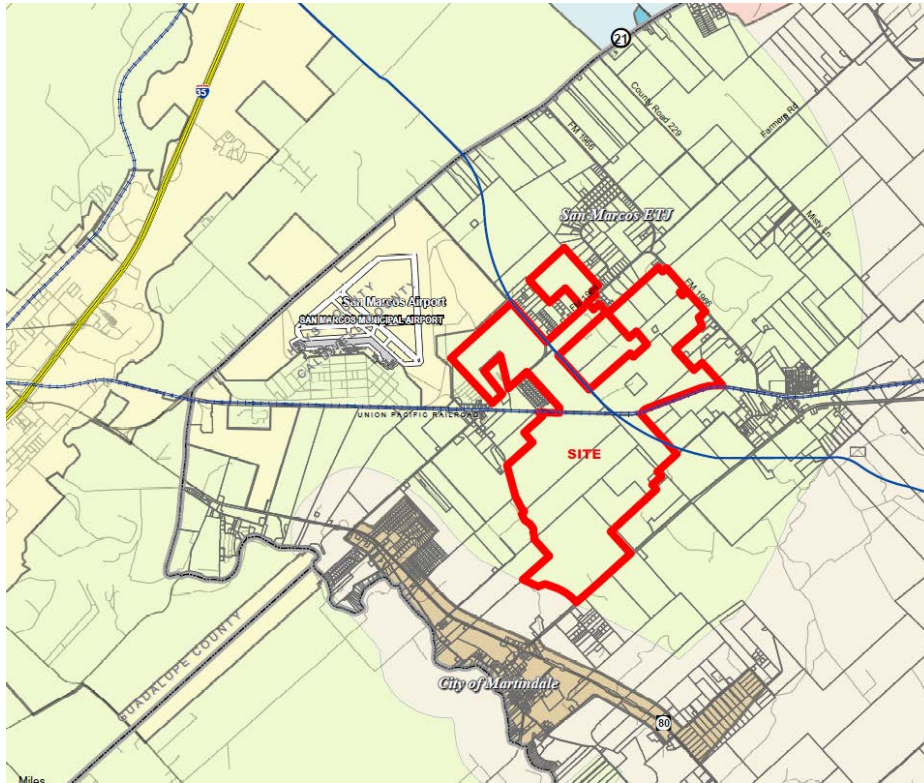
# COTTON CENTER DEVELOPMENT AGREEMENT

Walton™



Future Community of Chisholm Trail Ranch | Dallas-Fort Worth, Texas

# COTTON CENTER OVERVIEW



## Location and History

- 2,358 acres located entirely within the San Marcos ETJ
- Outside the environmentally sensitive recharge zone
- Adjacent to the San Marcos Regional Airport
- Frontage on SH 142, FM 1966, FM 1984 and Valley Way, which is the future alignment of Yarrington Road that will connect I 35 to SH 130
- City consent to form the MUD was granted Dec 2, 2014 (Consent Agreement)
- Cotton Center MUD 1 Created in 2015 Legislature

# COTTON CENTER MUD 1 CONSENT

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The Development Agreement and the Consent to form the MUD were submitted together in July 2014, the Consent proceeded first. The following items were negotiated at that time:

- The large MUD Could be formed but had to be broken down into smaller sub-districts allowing timely annexation: between 200 and 550 acres.
- Industrial and Regional Commercial Lands excluded from future sub-districts once their location is finally determined

- City benefits identified in the Consent:
  - 60% of Sales Tax on eligible commercial and retail within sub-districts
  - ✓ Administrative Fee of \$170,000 (Paid in full)
  - Master Development Fee of \$1,700,000 (\$700/acre of each sub-district) due at the issuance of the sub-districts first bond.
  - Wastewater Service Provider

## Timing requirements of the Consent

- ✓ Created within 36 months of the approval (completed within 6 months)
- ✓ Confirmation election within 24 months of creation (Completed within 12 months of creation)
- Creation of Sub-District within 24 months of confirmation (must be complete by May 2018) \*\*
- Construction of public improvements within 24 Months of Sub-District election

\*\*Requesting extension to 60 months with separate agenda item.



# COTTON CENTER DEVELOPMENT AGREEMENT OVERVIEW

Provides for planned and managed growth in the City's ETJ.

Vesting Date same as Effective Date for 5 years. After 5 years, the Vesting Date is the date of each Preliminary Plat for the technical aspects of the code.

During the initial 5 years, the Development Agreement contains standards that approximate Code SMTX.

Establishes a governing document that clearly identifies processes and procedures for the development of a cohesive, well thought out master plan.

Provides for the safety of the residents at no additional cost to the City.

Requires the construction of two fire stations that will be utilized by the City upon annexation



The site plan illustrates a proposed development on Bay View Road. The plan is divided into several lots, each labeled with a number and a description. The lots are color-coded according to the legend: yellow for Neighborhood Park, green for Open Space (Grassland), blue for Flood Plain, and various shades of green and brown for Active and Passive Amenities. The plan also shows a network of streets, including Bay View Road, and a proposed pocket park (passive/active) located near the center. A note at the bottom right states: "NOTE: THIS PLAN IS CONCEPTUAL IN NATURE, AND SHOWS THE BASIC CONCEPTS OF PARCELING, TRAIL AND OPEN SPACE BUT IS SUBJECT TO CHANGE OVER TIME."

**LEGEND**

- NEIGHBORHOOD PARK
- OPEN SPACE (GRASSLAND)
- FLOOD PLAIN
- ACTIVE AMENITY CENTER (SUBJECT TO CHANGE)
- POCKET PARK (PASSIVE/ACTIVE)
- PRIVATE AMENITY (DOG TABLES)
- NEIGHBORHOOD TRAIL & ACTIVE OPEN SPACE (JOG)

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE, AND SHOWS THE BASIC CONCEPTS OF PARCELING, TRAIL AND OPEN SPACE BUT IS SUBJECT TO CHANGE OVER TIME.

Establishes the requirements for park dedication and construction of improvements and maintenance both before and after annexation by the City.

Provides for 20% of the total project in parks and open space (over 500 acres).

5 Neighborhood parks that are minimum of 8 acres in size (current requirement is 5 acres).

Provides for pocket parks no less than ¼ acre

Establishes a coordinated, cohesive trail system (over 8 miles).

Every single family home must be within ¼ mile of an improved recreational opportunity

Developer, MUD or HOA maintains all parkland prior to annexation; City maintains only neighborhood parks after annexation.

# COTTON CENTER DEVELOPMENT AGREEMENT

Provides flexibility for the future configuration of sub-districts

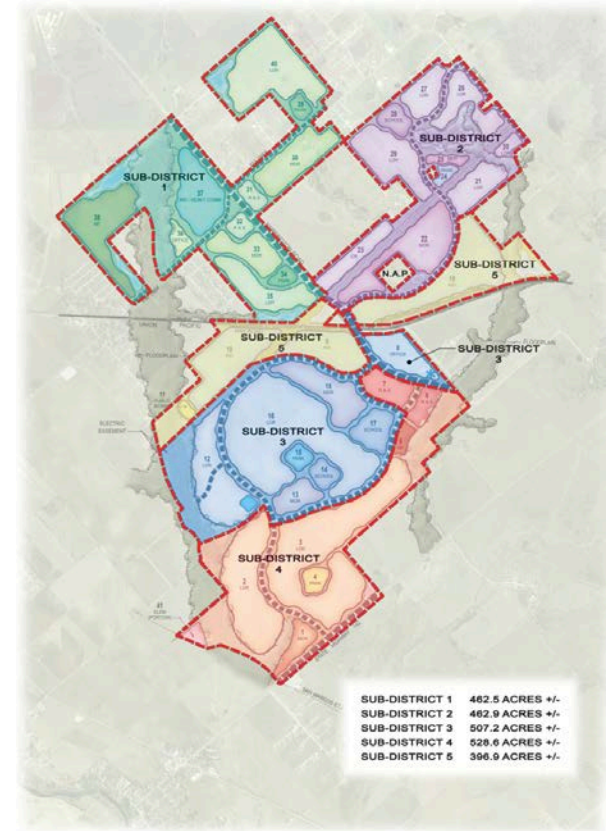
Lays out the process and timing for the submittal of the Subdivision Concept Plat and TIA

- Within 180 days of formation of the sub-district, Owner must develop the draft Subdivision Concept Plat and consult with the City to identify the study area for the TIA
- Within 180 days of that consultation the Subdivision Concept Plat and TIA must be submitted
- Subdivision Concept Plats must contain:
  - » Permitted Zoning chosen from Table I
  - » Oversize Construction Participation if applicable
  - » Updated Concept Plan and Sub-District Map submitted

Requires the construction of Fire Stations on 3 acre dedicated sites.

Provides for the reimbursement to the City for any response to Fire/EMS calls prior to annexation.

Provides for the timely review and implementation of supplemental policing services with input from the City.

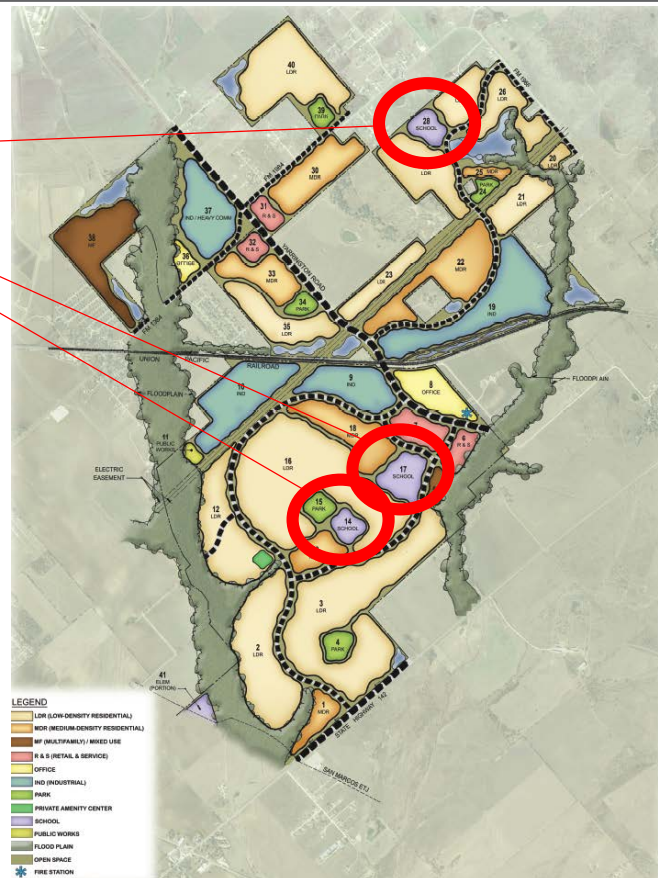
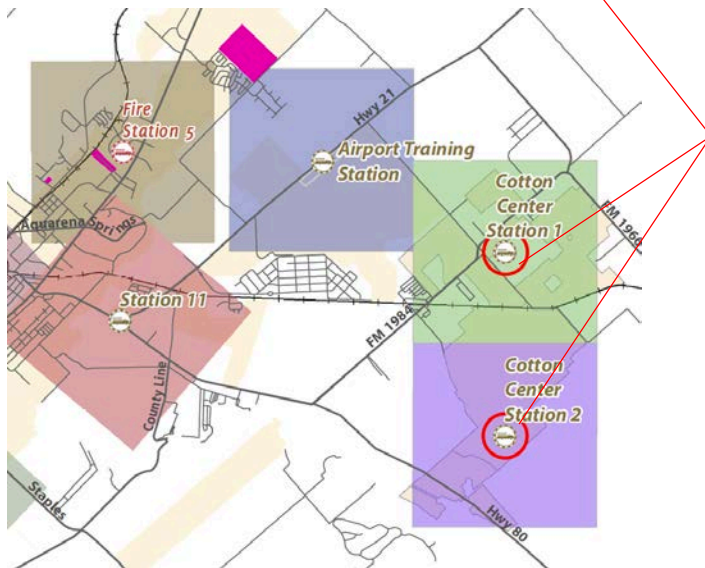


# COTTON CENTER DEVELOPMENT AGREEMENT

## Facilities

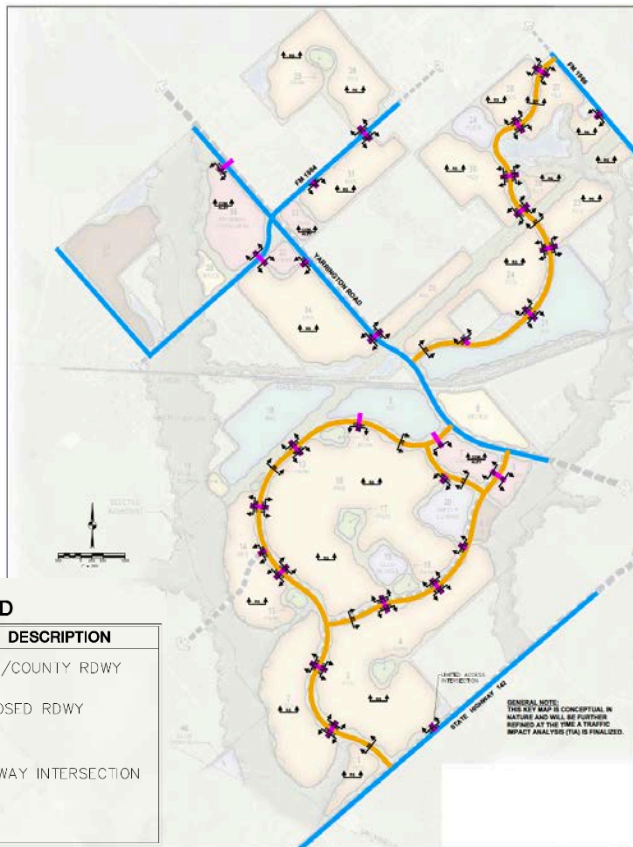
Provides for:

- Future ISD Facilities (3 School Sites)
- 2 ESD sites for City Public Safety Facilities





# COTTON CENTER DEVELOPMENT AGREEMENT



Provides for a network of internal roadways that connect to County and State Roadways

- Identifies ownership and maintenance requirements before and after annexation
- 4 Boulevard options (all with landscape strips and street trees)
- 3 Avenue options (all with landscape strips and street trees)
- 3 Neighborhood Streets (all with landscape strips and street trees)
- Commercial and Residential Alley Sections

Cross-sections meet intent of Code SMTX



# COTTON CENTER SUMMARY

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The Cotton Center Master Plan will create a community with facilities and amenities that will benefit the City of San Marcos for many years to come, at no cost to the City. It will be a true live, work, play community with schools, shopping, regional commercial, neighborhood commercial and fire and policing facilities.

It provides for growth without the City having to pay for infrastructure, fire or police, but with the benefits of receiving sales tax dollars from residents who will work and shop in the area.

Provides for future annexation without an extended and potentially contested process, through the notification of all homeowners from the onset of development.

Allows for City zoning, building permits and other development controls that the City would not otherwise have for development within the ETJ.

Provides residents the safety and security comparable to being within the City.

Walton's team, the City staff and Council Sub Committee, have worked together to reach a consensus on all aspects of this Agreement.

We thank you for your time and thoughtful consideration of this project.

The Project Team stands ready to answer any questions you may have:

- Walton – Becky Collins, General Manager
- Metcalfe – Steve Metcalfe, Will Herring
- ETR – Thomas Rhodes