

## Staff Report: Wild Ridge Development Agreement

**Date of Agreement:** Pending formal approval

**Parties Involved:** City of Castroville and DR Horton

**Size of Development:** ±306.1 acres

**Type of Development:** 824 single-family residential units on lots, with amenity center and dedicated parkland/open space.

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### Background and Origin

The proposed development is undergoing review for traffic impacts and infrastructure needs through a Transportation Impact Analysis (TIA) scoping process. The development likely anticipates the need for annexation and/or approval of a development agreement to support offsite improvements and ensure zoning and utility service alignment with City standards.

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### Benefits to the City

- **Infrastructure Upgrades:** Triggered analysis of key intersections (US 90 and FM 471 corridors), prompting potential improvements in traffic capacity and safety.
  - **Economic Development:** Anticipated increases in ad valorem tax revenue and utility customer base.
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### Cost to the City

- **Traffic and Infrastructure Analysis:** City and TxDOT staff involvement in evaluating and potentially funding or supporting improvements at multiple intersections.
  - **Unknown Reimbursement Obligations:** If a PID or Chapter 380 grant is later proposed, the City may face reimbursement obligations, though none are specified in the current scoping documentation.
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### Above-and-Beyond Developer Contributions

Pending development agreement documentation.

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### Obligations (If approved)

**Developer:**

- Responsible for construction of all on-site public infrastructure (streets, water, sewer, drainage).
- Participation in required off-site roadway improvements based on final TIA recommendations.
- Provide detailed trip generation, distribution, and mitigation plans.

**City:**

- Collaborate on traffic planning and infrastructure phasing.
- Review and approve annexation, zoning, or PUD applications as needed.
- If a financial agreement is reached, administer any grants or PIDs in accordance with statutory requirements.

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**Current Status of Obligations**

No finalized development agreement is recorded. The City is in early coordination phases with TxDOT and the developer. Fulfillment of developer and City obligations will depend on future zoning entitlements, annexation actions, and execution of formal agreements.