Meeting Date: June 25, 2024	**Budgeted Amount:** N/A
Department: City Engineer	**Prepared By:** WGA

Subject

Discussion regarding Development Agreement with Tri Pointe Homes

Recommendation

No action required

Discussion

The Developer has requested to enter into a development agreement with the City. Below are key components of the proposed agreement.

Additionally attached are the feasibility study and most recent land plan.

1. 12" Waterline on Lone Star Parkway
   a. Developer to deposit funds for the City to design and construct the proposed 12" waterline.
   b. City to provide impact fee credit not to exceed the amount of water impact fees paid or the actual cost of the project whichever is lower.
2. Oversize Waterline Through Development.
   a. Developer to upsize needed 8" waterline to a 12" waterline along the new Westway Dr. from SH 105
3. Lift Station, Gravity Sanitary Sewer Reroute, and Force Main.
   a. Developer to deposit funds for the City to design and construct the proposed lift station, gravity sewer line and force main.
   a. Developer to dedicate the lift station site and any required easements.
   b. Cost Sharing
       1. As a reminder the developer is using approximately 30% of the lift station capacity and is requesting a cost sharing agreement on required sanitary sewer improvements.
       2. Could be up front cost split or long term pay back by City to Developer. To be discussed.
4. Major Collector
   a. Developer to dedicate and construct 80' ROW with 36' wide concrete pavement as shown on an exhibit at their sole cost.
   b. City to support median cut on SH 105 with TxDOT.
5. Annexation of sliver outside current City limits and initial zoning to R1.
6. Impact Fees are to be paid at the time of platting.
7. City consent to creation of new MUD or the development joining an existing in-city MUD
8. The Developer is not requesting any variances at this time.

Approved By

		Date:
		Date: