



CITY COUNCIL AGENDA ITEM BRIEFING SHEET

Council Date: August 8, 2023	Department: Planning & Development Department/Parks	Presented By: Toni Fisher
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AGENDA ITEM:

Discussion & Action: Consideration and acceptance for the dedication of Kings Gate Park from Wilks Development to the City of Willow Park, and request payment for replat.

BACKGROUND:

The Planned Development Zoning District for The Shops at Willow Park, approved by City Council on October 25, 2016, Ordinance 740-16, and amended April 12, 2022, states in Paragraph 14(a) “Hike and Bike Trail: Open Space”:

... “At the developer’s written request and after a final plat for at least 80 percent of the Property has been recorded, the developer will dedicate by separate instrument some or all of the greenbelt (GB) planning arca shown on the Site Plan, including the hike and bike trail and public parking areas, and City will accept and maintain the dedicated area and improvements.” ...

City staff approached Wilks Development in February 2023 to discuss its early release and dedication of Kings Gate Park to the City of Willow Park. This early transfer will accelerate the city’s possession of additional public park space and allow for easier construction of the single-track hike and bike trails planned, and other park improvements.

Wilks Development agreed to the early transfer and had the park land engineered, survey, and is preparing legal documents for closing, all of which they have paid. The City proposed to pay for the Title Policy, but upon agreeing that the property needed to be replatted due to their retention of the Reserves at Trinity entrance, it was decided it was easier for Wilks to pay \$2,347.60 for the Title, and the City pay for the replat, a change since the Parks Board meeting on 8/01/23. The costs are comparable.

Staff is requesting City Council approval the acceptance of Kings Gate Park from Wilks Development and payment of cost for the replat, estimated at about \$2,500.

STAFF/BOARD RECOMMENDATION:

At a vote of 3-0, the Parks Board recommended the acceptance of Kings Gate Park and City payment for the Title Policy. Although the payment items have changed, the amounts are expected to be comparable, and Staff recommends the same.

RECOMMENDED MOTION:

Motion to approve acceptance for the dedication of Kings Gate Park from Wilks Development to the City of Willow Park, and payment of the replat.