

MEMORANDUM

TO: Claire Powell, City Manager

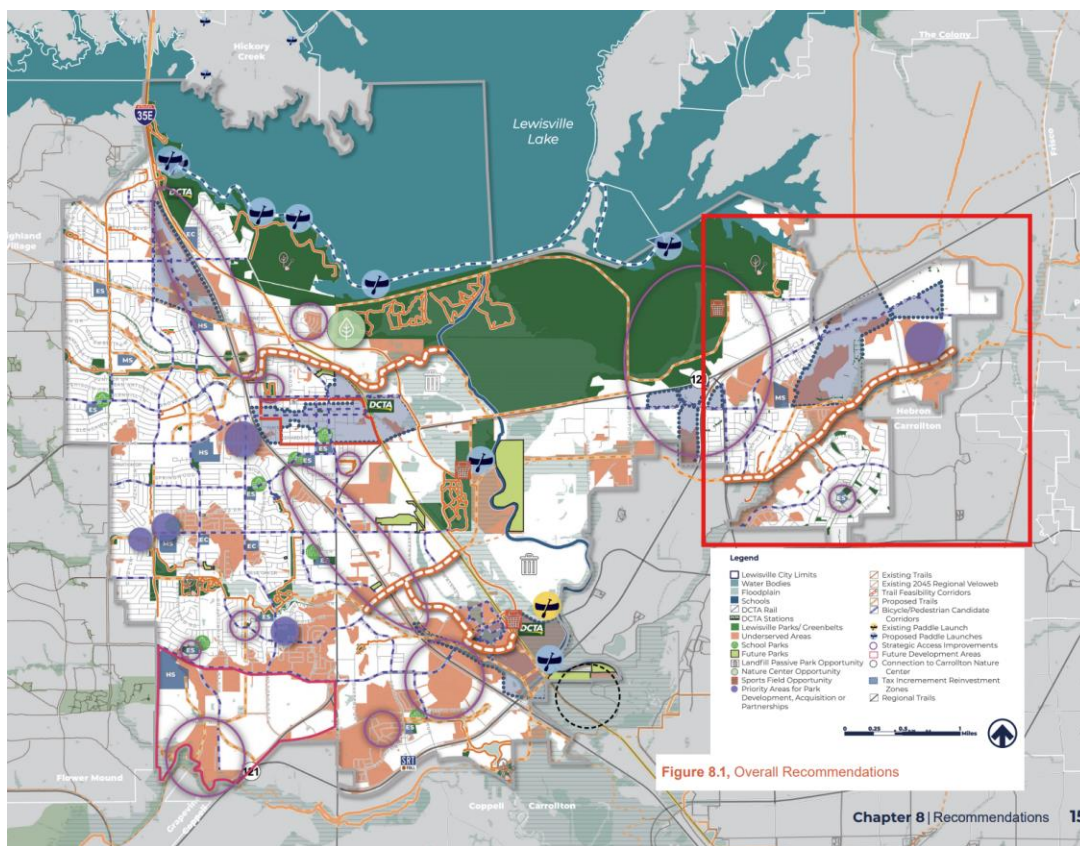
FROM: Stacie Anaya, Director of Parks and Recreation

DATE: July 21, 2025

SUBJECT: Approval of Subdivision Improvement Agreement for Park Improvements Between the City of Lewisville and Josey Lane LLC, and Authorization for the City Manager, or Her Designee to Execute the Contracts.

BACKGROUND

The Healthy Infrastructure Plan (HIP) identifies pockets within in the City where Parkland Dedication and Development Requirements will be necessary to meet 10 Minute Walk to a Park goals. The undeveloped areas of Castle Hills are identified as Priority Areas. In addition, the eastern most trail cooridor connecting Legacy Lewisville with Castle Hills, Carrollton and The Colony is identified as a priority trail development in the HIP.



Lewisville Independent School District recently sold a portion of the property it owned in Castle Hills to Josey Lane LLC (Developer) for the development of single family homes in an area that impacts these two HIP priorities. Maps indicating where the development is located are shown below.



In 2024, the Developer filed a preliminary plat indicating 136 residential units are planned for the development translating into the following Parkland Dedication and Development Requirements per Article X of the Unified Development Code:

- Parkland Dedication acreage: 4.08 acres
- Park Development Fees: \$149,600.

All proposed parkland dedication must be reviewed and approved by the Director of Parks and Recreation and must be executed at the time the plat is filed. Per the ordinance, a developer may propose to dedicate jurisdictional wetlands or property in established floodplains, however, it may only be used to meet up to ½ of the dedication requirement and be acceptable to the department. In addition, the city may require cash-in-lieu of parkland dedication if the amount of land required to be dedicated is not met. Currently, the amount of the cash-in-lieu payment is based on the number of acres required but not dedicated x \$75,045. In practice, it takes several rounds of communication between the City and a developer to determine what the ultimate dedication will be before parkland is platted.

During the 2025 City Council Retreat, staff briefed the City Council on opportunities for parkland development in areas with a 10-Minute Walk to a Park deficit. One of the tools that staff proposed to the City Council for taking advantage of various development opportunities while balancing staff capacities for managing improvement projects was Parkland Development

Agreements with developers to facilitate more expedient and efficient development of parks and trails with new residential development in priority areas.

Initially, Josey Lane LLC proposed only the dedication of property in the floodplain that had limited potential for development of a park and posed challenges for connectivity with the planned trail system. Though this proposed dedication was rejected, the Planning and Parks and Recreation Departments have been working with the Developer to identify appropriate property for the dedication and development for future use as a park and connection to the trail system while simultaneously meeting the needs of the developer. In March 2024, the City Council approved a zoning change and planned development (PD) agreement granting a variance to delay payment of Park Fees to the prior to the the release of the first building permit creating additional time for negotiations regarding the parks.

In June 2025, both parties agreed upon a combination of parkland dedication, park improvements, recreation easements, and possible waiver of cash-in-lieu requirements that will result in a small playground and natural areas to serve as buffer zones along the creek, and connections for future trails for new and existing residents. This combination includes:

- 9.39 acres of dedicated parkland,
- 2.73 acres of this dedication fullfill Section X.1.4 requirements that include a small park and access to future trails immediately adjacent to Indian Creek,
- Park improvements on .69 acres of the dedication that include nature-based play equipment, park furniture, shade, sidewalks and landscaping,
- Reaffirms the modification of the timing of Park Development fees to be paid established in the PD approved by City Council,
- Potential reimbursement of the Park Development fee if improvements are built to park improvement standards and accepted by the department, and
- Establishment of an additional 8.75 acres of recreation easements along the smaller creeks that run along the northern and western edges of the development.

ANALYSIS

The proposed Subdivision Improvement Agreement for Park Improvements creates a framework requiring the Developer to:

- Pay the City the Park Development Fee of \$149,600 prior the first building permit is issued and to be kept in escrow,
- Provide a park plan that adheres to City Ordinances, the Healthy Infrastructure Plan and development guidelines for the approval of the Parks and Recreation Director,
- Construct the park improvements approved by the Director and no cost to the City on .69 acres by December 2026,
- Convey the park to the City in fee simple via plat no later than March 2027,
- Warrant the Park Improvements for two years from the date of acceptance, and

- Upon the City's acceptance of the park and improvements, request the escrowed parkland development fees be returned.

In turn, the City's obligations include:

- The approval of park plan improvements that are in accordance with the Healthy Infrastructure Plan and development guidelines by the Director of Parks and Recreation,
- Inspection during and completion of construction of park improvements,
- Refund of the escrowed park development fees upon request from the Developer, and
- Waiver of remaining Cash-in-Lieu requirement of \$101,311.

The proposed agreement coupled with the dedication of recreation and drainage easements will ensure new residents have a quality park and future residents of adjacent developments are connected to existing resources including parks, trails, schools, neighborhoods and commercial areas. The proposed agreement will provide the City with a means to meet its 10-Minute Walk to a Park goals without compromising staff capacities for managing improvement projects

CITY STAFF'S RECOMMENDATION

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.