



Legislation Text

File #: 20-0175, **Version:** 1

Consider and take action on Ordinance No. 2020-09, authorizing a Utility Agreement with Galveston County Municipal Utility District No. 80 - Second Reading (Executive Director of Development Services)

Council postponed 6-1-0 with 1 absent on March 10, 2020.

Council approved first reading, 5-3-0 on April 14, 2020.

Approval of this item will authorize a utility agreement with Wilbow-Westleigh, LLC, on behalf of Galveston County Municipal Utility District No. 80.

In conjunction with entry into the Utility Agreement, the owners of the 157.63-acre tract located within the corporate boundaries of Galveston County and League City have petitioned the City for consent to create Galveston County MUD No.80. The acreage is part of a multi-phased residential development that will extend the western terminus of League City Parkway to the City of Friendswood.

- The 157.63-acre property is located at the Southwestern corner of League City Parkway and McFarland Drive.
- The development will contain 407 lots, with all lot sizes meeting or exceeding the City's 7,000 square foot lot size requirement.
- The neighborhood will have an integrated trail system, playground area, community pool, and ample greenspace.
- Anticipated builders include David Weekley Homes and Perry Homes, with minimum pricing to be in the high \$200,000's and above.
- The entry to the development will be a boulevard four-lane collector, with fully landscaped medians and monumentation.
- In conjunction with the entry into the Utility Agreement, the Developer will construct the southern two lanes of League City Parkway located outside of the boundaries of the District from Maple Leaf Drive to the current terminus east of Magnolia Creek and the City will rebate the construction costs of League City Parkway from the capital recovery fees generated from the development.

The following changes were requested by Council at the March 10, 2020 Council meeting:

- 1) Cap the combined tax rate at \$0.80
- 2) Require tax collections be done by GCAD or entity that charges less.
- 3) Masonry requirement added to rear of house facing a roadway
- 4) Clarify that second story exteriors will be masonry.
- 5) MUD cannot grow or be extended unless approved by City Council
- 6) Fencing around the exterior must be some type of masonry. No wood.
- 7) All 4 lanes of League City Parkway adjacent to the development will be constructed by developer.
- 8) The remaining 2 lanes of League City Parkway east of Maple Leaf will be constructed by developer and

reimbursed out of Capital Recovery Fees based on a development agreement to be created.

All of the requested changes were included in the revised documents except that the revised combined tax rate was capped at \$1.03 (reduced from \$1.10).

Attachments

1. Data Sheet
2. Ordinance No. 2020-09
3. Exhibit A - Utility Agreement with MUD 80 (Final - Revised)
4. Builder Guidelines (Revised)
5. Declaration of CCRs
6. Utility Agreement - Parks Exhibit
7. Grand District Development
8. Westleigh Master Plan
9. Aerial Map

CONTRACT ORIGINATION: Reviewed and approved by the City Attorney's Office.

FUNDING

{ } Funds are available from Account # _____
{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____
{x} NOT APPLICABLE

STRATEGIC PLANNING

{ } Addresses Strategic Planning Critical Success Factor # _____ and Initiative # _____
{x} NOT APPLICABLE