

RESOLUTION NO.____

RECOMMENDING THAT THE CITY CONSENT TO THE TO THE CREATION OF TWO FRESH WATER SUPPLY DISTRICTS TO LATER BE CONVERTED TO TWO WATER CONTROL AND IMPROVEMENT DISTRICTS ON AN APPROXIMATELY 1,019.6 ACRE PARCEL OF LAND TO BE NAMED SUMMIT AT REDBIRD RANCH PROJECT; AND THE APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND RED BIRD LEGACY RANCH, L.P.; AND A TENTATIVE STRATEGIC PARTNERSHIP AGREEMENT WHICH WILL BE APPROVED IN FINAL FORM AT A FUTURE DATE.

WHEREAS, Red Bird Legacy Ranch, L.P., owner of an approximately 1,019.6 acre parcel of land (“the Property”) generally located south of SR 16 and west of SR 211, on the border of Bexar County and Medina County, in the extraterritorial jurisdiction (ETJ) of the City of San Antonio (“Owner”), has filed a petition requesting that the City consent to the creation of two fresh water supply districts to later be converted to two water control and improvement districts (“Districts”) which will encompass the Property for the purpose of providing water, wastewater, sewer and drainage infrastructure, as well as road facilities, parks, recreational facilities and other improvements within the proposed district areas; The area to be included in the proposed district are more particularly described and depicted in the field notes, map and MDP attached hereto as **Exhibits “A”, “B” and “C”**; and

WHEREAS, the Owner is creating these Districts because the law allows these Districts to be created when the property being developing is located in more than one county. The Property is located within both Bexar and Medina Counties, but wholly within the City’s ETJ; and

WHEREAS, in order for the Owner to create the Districts, the Owner must obtain the written consent of the City; and

WHEREAS, the City and the Owner have agreed that in exchange for the City’s consent to the creation of the Districts, the Owner will agree to enter into a Development Agreement containing terms and conditions the Owner will abide by in developing the Property; and

WHEREAS, the City and the Owner have also agreed that once the Districts are created, the City will attempt to negotiate a Strategic Partnership Agreement with the Districts’ boards of directors, a copy of which in substantial form is attached to the Development Agreement, which will be approved by the City Council in final form at a future date, providing terms and conditions relating to the sharing of revenue generated by a sales and use tax which may be adopted within certain areas of the Districts; and

WHEREAS, staff has met with the Owner and reviewed all documents and plans for the development of the Property and believes that the City should consent to the creation of the Districts as requested by the Owner. **NOW, THEREFORE**,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The San Antonio Planning Commission recommends that the City Council consent to the creation of two fresh water supply districts to later be converted to two water

control and improvement districts which will encompass the Property for the purpose of providing water, wastewater, sewer and drainage infrastructure, as well as road facilities, parks, recreational facilities and other improvements within the proposed district areas. Said district area is more fully described and depicted in **Exhibits “A”, “B” and “C”** which fully incorporated herein.

SECTION 2. The Planning Commission further recommends that the City approve the Development Agreement attached hereto as **Exhibit “D”** and approve the substantial form of the Strategic Partnership Agreement attached thereto, to be fully negotiated between the City and the Districts’ boards of directors and approved by the City Council in final form at a future date.

PASSED AND APPROVED ON THIS 22nd DAY OF MAY, 2019.

Attest:

Approved:

Executive Secretary
San Antonio Planning Commission

Christopher Garcia, Chair
San Antonio Planning Commission