



City of San Antonio

Legislation Details (With Text)

File #: 21-3493

Type: Miscellaneous Item

In control: City Council A Session

On agenda: 5/20/2021

Title: Ordinance approving a First Amendment to the Red Berry Estate Master Development Agreement between the Inner City TIRZ Board of Directors, San Antonio Housing Trust Public Facility Corporation, and the City of San Antonio for eligible public improvements for an amount not to exceed \$1,200,000 for the Salado Creek Trail Extension Project located within the Red Berry Estate property. [Lori Houston, Assistant City Manager; Verónica R. Soto, FAICP, Director, Neighborhood and Housing Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Agreement, 2. Draft Ordinance, 3. Ordinance 2021-05-20-0367

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Neighborhood and Housing Services Department

DEPARTMENT HEAD: Verónica R. Soto, FAICP, Director

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:

An Ordinance approving the execution of a First Amendment to the Red Berry Estate Master Development Agreement between the Inner City TIRZ Board of Directors, San Antonio Housing Trust Public Facility Corporation, and the City of San Antonio for eligible public improvements for an amount not to exceed \$1,200,000 for the Salado Creek Trail Extension Project located within the Red Berry Estate property, in Council District 2.

SUMMARY:

Pursuant to the Article III, Section A (3) in the Master Development Agreement between the San Antonio Housing Trust PFC, the Inner City TIRZ, and the City of San Antonio, the PFC is responsible for managing the improvements to include the Salado Creek Hike and Bike Trail System extension, Red Berry Lake restoration, and other public infrastructure improvements to include the water pump.

To date, the PFC has substantially completed the public infrastructure improvements such as installation of new roads, utilities, required Texas Department of Transportation improvements, substantial lake restoration, Texas

Commission on Environmental Quality required dam improvements, installed the trail head and upper trail that overlooks the Red Berry Lake with the TIRZ public improvement investment of \$1,816,290, Community Development Block Grant funds of \$1,480,931, and Inner City Incentive Fund funding of \$540,579.

The lower Hike and Bike Trail and bridge connection over Salado Creek was not completed due to a necessary re-designed of the trail and pedestrian crossing across the Salado Creek. In numerous consultations with the City Arborist, Parks and Recreation, Stormwater Division and City Management, the prior Salado Creek crossing location had several issues related to small flood impacts on a neighboring non-City owned property, including tree impacts, and the incorporation of concrete features that were not desirable.

This First Amendment will address the lower hike and bike trail and bridge connection over Salado Creek. The PFC has worked with City Teams (City Arborist, Parks and Recreation, Stormwater Division, and City Management) and is proposing a realignment of the trail through the southern edge of the Pecan Orchard from the existing trailhead to cross near the Willow Springs Golf Courses. In addition, the approximately 70-year-old water well pump located at 827 Richland Rd, which services the Red Berry Lake will be replaced.

BACKGROUND INFORMATION:

On October 12, 2017, City Council approved the execution of the Red Berry Estate Master Development Agreement.

On March 19, 2021, the Inner City Corridor TIRZ Board of Directors approved a First Amendment to the Red Berry Estate Master Development Agreement between the Inner City TIRZ Board of Directors, San Antonio Housing Trust Public Facility Corporation, and the City of San Antonio for eligible public improvements for an amount not to exceed \$1,200,000 for the Salado Creek Trail Extension Project located within the Red Berry Estate property, in Council District 2.

ISSUE:

City Council consideration is requested for the approval of a First Amendment to the Red Berry Estate Master Development Agreement with the San Antonio Housing Trust Public Facility Corporation for eligible public improvements for an amount not to exceed \$1,200,000 for the Salado Creek Trail Extension Project.

ALTERNATIVES:

If City Council chooses not to approve the First Amendment to the Red Berry Estate Master Development Agreement, the PFC will need to seek an alternate funding source to complete the redesign of the Salado Creek Trail Extension within the Red Berry Estate property.

FISCAL IMPACT:

Funding for this agreement is available through the tax increment produced by the Inner City TIRZ #11. There will be no impact to the General Fund.

RECOMMENDATION:

Staff recommends approval of a First Amendment to the Red Berry Estate Master Development Agreement between the Inner City TIRZ Board of Directors, San Antonio Housing Trust Public Facility Corporation, and the City of San Antonio for eligible public improvements for an amount not to exceed \$1,200,000 for the

Salado Creek Trail Extension Project located within the Red Berry Estate property, in Council District 2.