



City of San Antonio

Agenda Memorandum

File Number:19-8917

Agenda Item Number: 38.

Agenda Date: 12/12/2019

In Control: City Council A Session

DEPARTMENT: Planning

DEPARTMENT HEAD: Bridgett White, AICP

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Ordinance authorizing the City Manager to negotiate and execute a development agreement and to deliver the City's consent to the formation of two Fresh Water Supply Districts to be converted to Water Control and Improvement Districts regarding the development of 1019.6 acres of land owned by the Red Bird Legacy Ranch, L.P. located at the northwest intersection of State Highway 211 and Potranco Road in West Bexar County and east Medina County. If the development agreement is not fully negotiated and executed by January 10, 2020 then City Manager may negotiate and execute agreements to release an area from the City's Extra-Territorial Jurisdiction (ETJ) related to the development described above.

SUMMARY:

Public hearing and consideration to authorize the City Manager to negotiate and execute a development agreement and to deliver the City's consent to the formation of two Fresh Water Supply Districts to be converted to Water Control and Improvement Districts regarding the development of 1019.6 acres of land owned by the Red Bird Legacy Ranch, L.P. located at the northwest intersection of State Highway 211 and Potranco Road in West Bexar County and east Medina County. If the development agreement is not fully negotiated and executed by January 10, 2020 then City Manager may negotiate and execute agreements to release an area from the City's ETJ related to the development described above.

BACKGROUND INFORMATION:

Red Bird Legacy Ranch LP., the landowner, has filed two types of petitions with the City Clerk; requesting the following:

- 1) Consideration of consent to the creation of two fresh water supply districts to later be converted to two water control and improvement districts and the approval of a development agreement between the City and Red Bird Legacy Ranch, LP
- 2) Consideration for release from the City of San Antonio's ETJ.

The creation of water districts is necessary to accomplish the landowner's objectives because the law limits the types of special utility districts that can be created when the property being developed is located in more than one county. Further, the Petitioner's stated purpose of the second petition is due to the sparsely populated nature of the property and lack of contiguousness to the City of San Antonio.

The Planning Department has conducted an initial evaluation and found both types of petitions to merit further study, and found that they are not contrary to current adopted City policy; thus, one of the two aforementioned actions are appropriate and logical. While further evaluation is necessary to determine the most advantageous approach to the City, action may be taken to authorize the City Manager to move forward with whichever option is deemed to be most advantageous and acceptable to the City. The Planning Department will provide a final recommendation to the City Manager by January 6, 2020.

ISSUE:

Consideration to authorize the City Manager to negotiate and execute a development agreement and to deliver the City's consent to the formation of two Fresh Water Supply Districts to be converted to Water Control and Improvement Districts regarding the development of 1019.6 acres of land owned by the Red Bird Legacy Ranch, L.P. located at the northwest intersection of State Highway 211 and Potranco Road in West Bexar County and east Medina County. If the development agreement is not fully negotiated and executed by January 10, 2020 then City Manager may negotiate and execute agreements to release an area from the City's Extra-Territorial Jurisdiction related to the development described above.

ALTERNATIVES:

The City Council may approve, deny, or continue this item, as deemed appropriate.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of an Ordinance authorizing the City Manager to negotiate and execute a development agreement and to deliver the City's consent to the formation of two Fresh Water Supply Districts to be converted to Water Control and Improvement Districts regarding the development of 1019.6 acres of land owned by the Red Bird Legacy Ranch, L.P. located at the northwest intersection of State Highway 211 and Potranco Road in West Bexar County and east Medina County. If the development agreement is not fully negotiated and executed by January 10, 2020 then City Manager may negotiate and execute agreements to release an area from the City's Extra-Territorial Jurisdiction related to the development described above and with the following conditions:

1. Petitioner shall impose restrictive covenants on and throughout the subject property requiring any development on the subject property to meet the City's current development standards including the City's current tree preservation requirements.
2. The property owner or any successor(s) will enter into a Development Agreement to establish a contractual obligation to continue to meet the City's development and tree preservation standards should the subject property be brought back into the City of San Antonio's ETJ in the future. If a Special District is created, the property owner will cause the district to enter into a Strategic Partnership Agreement with the City, providing for the limited purpose annexation and subsequent consensual full

purpose annexation.

3. The property owner or any successor(s) will donate three (3) acres of land along the future State Highway 211 to the City of San Antonio for future development of a fire station.
4. The property owner or any successor(s) will donate forty-seven acres of land to Bexar County to allow for the development and extension of the future State Highway 211, as delineated on the City's Major Thoroughfare Plan.
5. The property owner or any successor(s) will cause the development of a portion of Galm Road be at a standard beyond that which has been adopted in the City's Major Thoroughfare Plan.
6. The property owner or any successor(s) will support efforts to adjoin adjacent properties necessary to facilitate the future strategic annexation of current special districts in the county, should it be deemed an appropriate action in the future.