



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Haberstroh
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Bergmann
- ☐ All

DESCRIPTION	CONSIDER RESOLUTION NO. 2016-R11; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A THIRD AMENDED DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF BOERNE AND LOOKOUT BOERNE HOLDINGS, LP., KENDALL COUNTY WATER CONTROL DISTRICT NO. 2 AND KENDALL COUNTY WATER CONTROL DISTRICT NO. 2-A.
STAFF'S RECOMMENDED ACTION (be specific)	Approve Resolution No. 2016-R11; A Resolution Authorizing The City Manager To Enter Into And Manage A Third Amended Development Agreement By And Between The City Of Boerne And Lookout Boerne Holdings, LP., Kendall County Water Control District No. 2 And Kendall County Water Control District No. 2-A.
CONTACT PERSON	JEFF THOMPSON
SUMMARY	<p>For several months staff has been in discussion with the Lookout Group (Esperanza) regarding a third set of modifications to our Development Agreement. Following the Lookout Groups acquisition of the property, the City has twice agreed to some requested modifications to the Agreement in exchange for added benefits from the City's standpoint. Such as Esperanza providing gas utility service to all of its customers, and prepayment of \$1.8M in sewer impact fees to offset existing P&I payments on the new WWTRC. This third revision is much more minor in scope and primarily allows for additional flexibility for the Lookout Group in such areas as lot sizing, and the potential to develop multi-use housing including apartments, cottages, and condos. The City requested inclusion of adherence to our modified entry corridor restrictions.</p> <p>The total number of housing units allowed in the Esperanza Development remains at 2480, and the term "lots" has been replaced by "units" with one unit equal to a single family dwelling. Apartment units will be equal to .7 of one housing unit. The multi-family developments will be adjacent to the commercial properties on the East side of Esperanza providing a transitional zone to single family residences, as we would do within the City limits.</p> <p>You will note a reference to "annexing" 2.731 acres. This is not</p>

	<p>a City annexation, but a transfer of a small strip of land from one WCID to another within Esperanza. See Attachment for full summary of changes.</p> <p>Staff does not anticipate any further changes to the Development Agreement in the foreseeable future.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	Summary of Changes, Amended Agreement

This summary is not meant to be all inclusive. Supporting documentation is attached.