

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input checked="" type="checkbox"/> All</p> </div>		
Agenda Date	October 12, 2021		
Requested Action	<p>CONSIDER RESOLUTION NO. 2021-R50; AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT WITH WYATT JAMES L JR PROPERTY MANAGEMENT TRUST ON SAID PROPERTY DESCRIBED IN THE ATTACHED AGREEMENT AND METES AND BOUNDS LEGAL DESCRIPTION. <i>(Wyatt James L Jr Property Management Trust, 36025 IH-10 West)</i></p>		
Contact Person	Laura Haning, Planning and Community Development Director		
Background Information	<p>The property under consideration for a nonannexation agreement is located in the City's ETJ, west of IH-10 and north of Frederick Creek. The developer requesting support for the TDHCA tax credits this evening is interested in developing this property for apartments. As part of consideration for support of the TDHCA tax credits, staff has requested that the owner annex the property. They are interested in doing so, but only if the property is developed. The nonannexation agreement gives the owner some protection against annexation if the property is not purchased for development, but it gives the City an opportunity to annex the property if development occurs. Even though utilities in this area are provided by Kendall West Utility District (KWU), the annexation gives the city the authority to regulate design, landscaping and of course we can tax the property.</p> <p>With the recent State regulations placed on cities regarding limiting annexation, any nonannexation agreement provides opportunity for the city to expand our boundaries (and therefore our ETJ) regulate develop and have taxing authority.</p>		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </td> </tr> </table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____
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Financial Considerations	Allows taxing authority
Citizen Input/Board Review	None. Met with two Council members and the developer to discuss the proposed development and the TDHCA tax credits.
Legal Review	Mick McKamie has reviewed the Agreement.
Alternative Options	
Supporting Documents	Supporting documentation is attached