



City of San Antonio

Agenda Memorandum

File Number:

Agenda Item Number: 10

Agenda Date: December 1, 2022

In Control: City Council A Session

DEPARTMENT: Public Works Department

DEPARTMENT HEAD: Razi Hosseini

COUNCIL DISTRICTS IMPACTED: District 6

SUBJECT:

Developer Participation Agreement: Drainage Improvements for the Torian Village subdivision along Slick Ranch Creek supporting the Castleridge/Slick Ranch Flood Plain Improvements Project

SUMMARY:

An ordinance approving the execution of a Developer Participation Agreement between Lennar Homes of Texas Land and Construction LTD and the City of San Antonio in an amount not to exceed \$454,082.00 for drainage improvements within the Torian Village subdivision along Slick Ranch Creek in relation to the Castleridge/Slick Ranch Flood Plain Improvements project located in Council District 6. Funds are available from the Stormwater Regional Facilities Fund included in the FY 2023 – FY 2028 Capital Improvement Program.

BACKGROUND INFORMATION:

Project Background

The residents of the Westwood Park neighborhood experience property and structural flooding. The area upstream of the neighborhood is inundated by the 1% chance of annual flood events based on current FEMA Flood Insurance Rate Maps (FIRMs). The properties upstream are

either owned by the City of San Antonio or Lennar Homes of Texas Land and Construction LTD. The City of San Antonio funded the Castleridge/Slick Ranch Flood Plain Improvements project to alleviate the structural and property flooding for Westwood Park. Lennar Homes of Texas Land and Construction LTD plans to develop the neighboring property as a single-family residential community, coordinating the appropriate improvements with the City of San Antonio to ensure the Castleridge/Slick Ranch Flood Plain Improvements project can provide the designed flood protection levels.

Development Participation Agreement

Texas Local Government Code allows municipalities to contract with a developer to construct public improvements related to the development and provide funding up to 30% of the total public improvements cost. As part of the proposed Developer Participation Agreement, Lennar Homes of Texas Land and Construction LTD will develop and construct a drainage channel at the southern edge of the Torian Village subdivision. The City will reimburse Lennar Homes of Texas Land and Construction LTD an amount up to \$454,082.00 to construct the infrastructure improvements that would have otherwise been completed as part of the Castleridge/Slick Ranch Flood Plain Improvements project, which will increase drainage capacity and remove properties from the floodplain.

Lennar Homes of Texas Land and Construction LTD has agreed to require its contractor to subcontract at least 20% of the work to be performed with the City's contribution to certified M/WBE firms headquartered or having a Significant Business Presence within the San Antonio Metropolitan Statistical Area (SAMSA). This agreement will be executed in compliance with the Small Business Economic Development Advocacy (SBEDA) Program, which requires contracts be reviewed by a Goal Setting Committee to establish a requirement and/or incentive unique to the particular contract to maximize the amount of small, minority, and women-owned business participation on the contract. Lennar Corporation, LP has committed to meeting these goals.

ISSUE:

This ordinance approves the execution of a Developer Participation Agreement between Lennar Homes of Texas Land and Construction LTD and the City of San Antonio in an amount not to exceed \$454,082.00 for drainage improvements within the Torian Village subdivision along Slick Ranch Creek in relation to the Castleridge/Slick Ranch Flood Plain Improvements project located in Council District 6.

As part of the Developer Participation Agreement, Lennar Homes of Texas Land and Construction LTD is developing and constructing drainage improvements for the Torian Village subdivision. The City will reimburse Lennar Homes of Texas Land and Construction LTD in an amount not to exceed \$454,082.00 to construct drainage improvements that would have otherwise been completed as part of the Castleridge/Slick Ranch Flood Plain Improvements project. The public infrastructure improvements to be constructed along Slick Ranch Creek will include channel construction comprised of a grass and concrete-lined channel.

In conjunction with the Castleridge/Slick Ranch Flood Plain Improvements project, these improvements will provide better conveyance and capacity for floodwaters, which will be

contained within the Slick Ranch Creek channel. Construction is anticipated to begin in February 2023 and be complete in February 2024.

ALTERNATIVES:

City Council could choose not to approve the Developer Participation Agreement; however, the drainage improvements would need to be constructed through the Castleridge/Slick Ranch Flood Plain Improvements project creating additional costs to the City. The most cost-effective option would be to approve the Developer Participation Agreement.

FISCAL IMPACT:

This is a one-time capital improvement expenditure for an amount not to exceed \$454,082.00 payable to Lennar Homes of Texas Land and Construction LTD. Funds are available from the Stormwater Regional Facilities Fund within the Castleridge/Slick Ranch Flood Plain Improvements project and are included in the FY 2023 – FY 2028 Capital Improvement Program.

RECOMMENDATION:

Staff recommends approval of this ordinance authorizing the execution of a Developer Participation Agreement with Lennar Homes of Texas Land and Construction LTD in the amount of \$454,082.00 for drainage improvements within the Torian Village subdivision along Slick Ranch Creek in relation to the Castleridge/Slick Ranch Flood Plain Improvements project.