



COUNCIL AGENDA ITEM

CITY OF BULVERDE, TEXAS
Tuesday, November 10, 2020

TITLE: Discuss and consider approval of Amendment No. 2 to the Amman Hills Ranch & Bulverde Point Ranch Development Agreement between the City of Bulverde, DTB Investments, L.P., Southerland Bulverde Land, LLC, and Bitterblue, Inc.

DEPARTMENT: Administration

PRESENTED BY: Danny Batts, City Manager

BACKGROUND: This revised development agreement applies to the former Goldsmith Ranch property. There have been several agreements and amendments applicable to this tract over the last 5 years. The following is a brief timeline of events up to this point:

1. In 2015, shortly after the City gained Home Rule status and annexation authority, the City was notified that the Goldsmith Ranch had been sold and was imminently about to be developed as a high density neighborhood. The City initiated annexation proceedings against the property at that time.
2. After the annexation proceedings had been initiated, but prior to their completion, the developer let the City know that they were prepared to obtain vested rights for the property prior to the effective date of the annexation, but would prefer to work out a development agreement if both sides could find a mutually acceptable compromise.
3. After intensive negotiations, the City and the developer reached a compromise agreement (October 2015) that allowed high density residential on the southern portion of the property, and low density residential (5-acre lots) on the north side of the property. Additionally, low density (1 acre + lots) were required along the eastern border of the development (adjacent to Persimmon Hill) and a 100ft buffer of open space was established between the development and both the Persimmon Hill & Shepherd's Ranch neighborhoods. Essentially, high density development was confined to the center and south western portion of the property, and an overall limit of 1,090 homes was established.
4. In 2018, the owner of the tract sold the norther portion (5 acre + lots) to Sutherland, Inc, who had also purchased the adjoining Cole Ranch. Sutherland combined the northern section of Goldsmith with all of the Cole Ranch to form the low density (5 acre + lots) Centennial Ridge development. The City approved an amendment to the 2015 Development Agreement to facilitate this transfer, which made the Centennial Ridge project feasible and promoted low density development in the same character as the

preponderance of existing Bulverde communities. The overall density of the remaining Goldsmith property was set at 934 homes.

5. In August of 2020, representatives of Bitterblue, Inc, approached the City with a plan to purchase the balance of the Goldsmith property and convert it from high density (less than 20,000 sq ft lots) to low density (1 acre + lots). After initial discussions, this amendment has been offered for Council consideration to accomplish this goal.

The proposed amendment would effectuate the following changes to the balance of the Goldsmith tract that is as of yet undeveloped:

1. The high density portions of the project would be removed, and the project would be reconstituted as a low density community of 1+ acre lot homesites. Overall density of the tract would be reduced from 934 homes to 309 homes, a 67% reduction in density.
2. The open space buffer along the eastern edge of the property (adjacent to Persimmon Hill) will be maintained, as well as the prohibition on the creation of any connecting streets between the two subdivisions.
3. Because of the increase in the size of the lots, the subdivision will be served by individual septic systems instead of a centralized wastewater treatment plant.
4. The agreement specially requires the developer to utilize Canyon Lake Water Supply Corp. as their water provider. This measure will help protect the wells of existing customers in the surrounding neighborhoods. Previously, this tract was contemplating utilizing a competing water company that depends on unregulated wells in our area to supply water.
5. The previous portions of the prior agreements related to the Sutherland Development are not impacted by this agreement, and will remain in full force and effect.

RECOMMENDATION: Since the adoption of Home Rule status in 2015, the City has undertaken numerous efforts to manage growth and promote responsible development in our area. The City of Bulverde recognizes that development in our area is going to take place, but the City also believes that this development must be compatible with existing development and the level of infrastructure available to our community. On the residential side, this means that the City has attempted to promote low density (1 acre +) developments that will not overburden our rural road system, not threaten our fragile water supplies, not degrade our environmental resources, and not exacerbate our perilous stormwater/flash flooding conditions.

The proposed agreement eliminates a high density development that is out of character with the area within which it is proposed. It also removes the necessity of constructing a Wastewater Treatment plant and the accompanying plant discharge point in a sensitive portion of the aquifer. Finally, it maintains all of the previous protections for surrounding neighborhoods included in the previous agreements, while adding the above mentioned benefits. For these reasons, staff recommends approval of the Development Agreement Amendment.

Proposed General Plan -
309 Homes

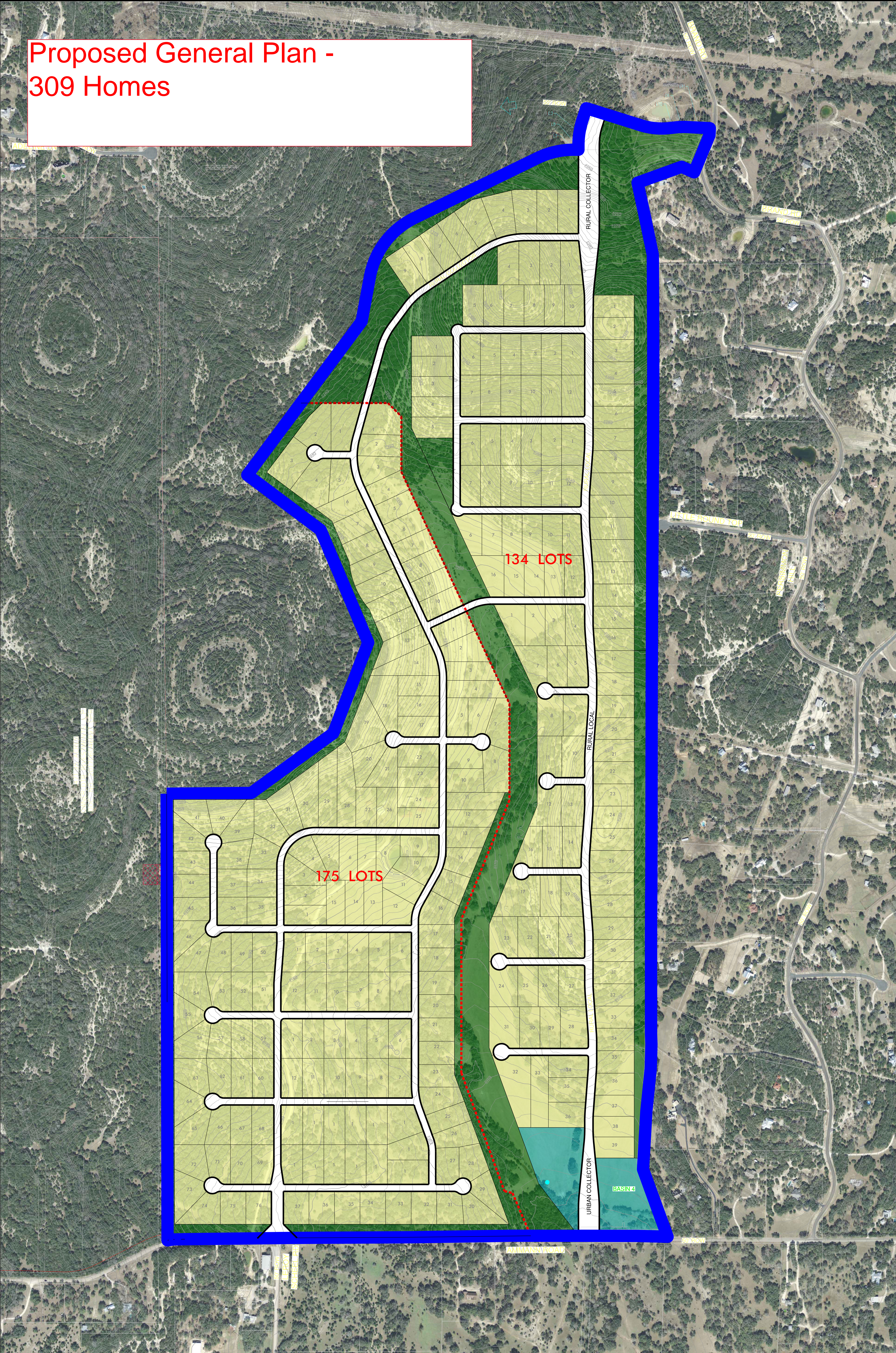


EXHIBIT – 495.3 ± AC
GOLDSMITH WEST – 309 SINGLE FAMILY UNITS – 1.0 AC MIN.
SAN ANTONIO
SEPTEMBER 22, 2020

N

0' 300' 600'

GRAPHIC SCALE

PAPE-DAWSON
ENGINEERS

Current approved Master Plan - 934 Homes

