

CITY COUNCIL MEMORANDUM

City Council Meeting: November 13, 2018

Department: Planning & Community Development

Subject: **Resolution No. 18-R-145** Consideration and/or action approving a Resolution authorizing the Acting City Manager to enter into an agreement with Babcock Road 165, Ltd. for reimbursement for a roadway extension to Ripps-Kreusler.

BACKGROUND

Babcock Road 165, Ltd., developer of the 18124 IH-35 site (Faskin Oil/Santikos), approached the City and has proposed to the City to purchase the right-of-way and construct the extension of Ripps Kreuzler from the intersection of Baptist Health Drive east to the city limit in exchange for reimbursement of the roadway improvement costs. The remaining portion of this road located in Cibolo, from the Schertz city limit to Wiederstein Road is currently being constructed by the developer. The estimated cost of the roadway improvements are \$395,867.00.

Ripps Kreuzler is identified on the City's Master Thoroughfare Plan as a commercial collector road, and is a roadway that is eligible for development using roadway impact fees. This roadway section falls within Service Area 2, which includes central Schertz and extends north to the city limit line adjacent to Garden Ridge, extends west to the city limit line adjacent to Selma and extends west to approximately Wiederstein Road.

The proposed agreement is to reimburse the developer for the roadway improvements not to exceed \$395,867.00 after completion and acceptance of the road extension. The reimbursement would be paid back over time from roadway impact fees collected in Service Area 2 at a rate of 30% of the fees collected each year until the total amount is reached.

Goal

The developer is requesting to be reimbursed for constructing the roadway extension of Ripps Kreuzler from the intersection of Baptist Health Drive east to the city limit.

Community Benefit

It is the City's desire to promote safe, orderly, efficient development and ensure compliance with the City's vision of future growth. Ripps Kreuzler is identified on the City's Master

Thoroughfare Plan as a commercial collector and is designed as a highway backage road to provide for two way traffic on a commercial roadway that is parallel to I-35. This extension will assist in promoting additional commercial development as well as provide alternative travel routes for residents and travelers.

Summary of Recommended Action

This proposal is a unique opportunity for the City to have a needed roadway segment constructed and be able to pay for the roadway through future roadway impact fees. If approved the developer would construct the entire section of Ripps Kreusler through the City of Schertz and City of Cibolo, creating a new roadway connection between FM 3009 and Wiederstein Road.

This roadway extension will also open up additional development opportunities for new commercial development in Schertz adjacent to the roadway extension. The relatively low commitment of 30% of the fees collected in Service Area 2 will still allow the City to save the remaining 70% of the fees collected and use them towards other roadway projects in that Service Area.

FISCAL IMPACT

None

RECOMMENDATION

Staff recommends approval of Resolution No. 18-R-145.

ATTACHMENT

Resolution No. 18-R-145