



Out of City Utility Extension Qualico Developments (US), Inc.

Consider approval of a settlement agreement with and an Out-Of-City Utility Extension request by Qualico Developments, Inc., together, authorizing for water and wastewater service to a 306 acre tract of land generally located on the west side of Centerpoint Road and approximately 2,800 south of the S Old Bastrop Hwy and Centerpoint Road intersection.

Property Information

Approximately 306 acres

West side of Centerpoint Road and approximately 2,800 south of the S Old Bastrop Hwy and Centerpoint Road intersection.

Applicant requested release from ETJ

Proposing

- 886 single-family lots
- 1 commercial lot
- 1 emergency services lot

OCU-25-01 Qualico Developments Inc.
S Old Bastrop Hwy and Centerpoint Road

Aerial Map



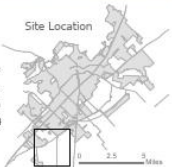
- Subject Property
- Parcel
- ETJ

0 1,000 2,000 4,000 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 12/31/2024

SAN MARCOS Planning and Development Services



sanmarcostx.gov

Existing Utilities

Currently vacant

Requesting water and wastewater service

Will require water and sewer extension

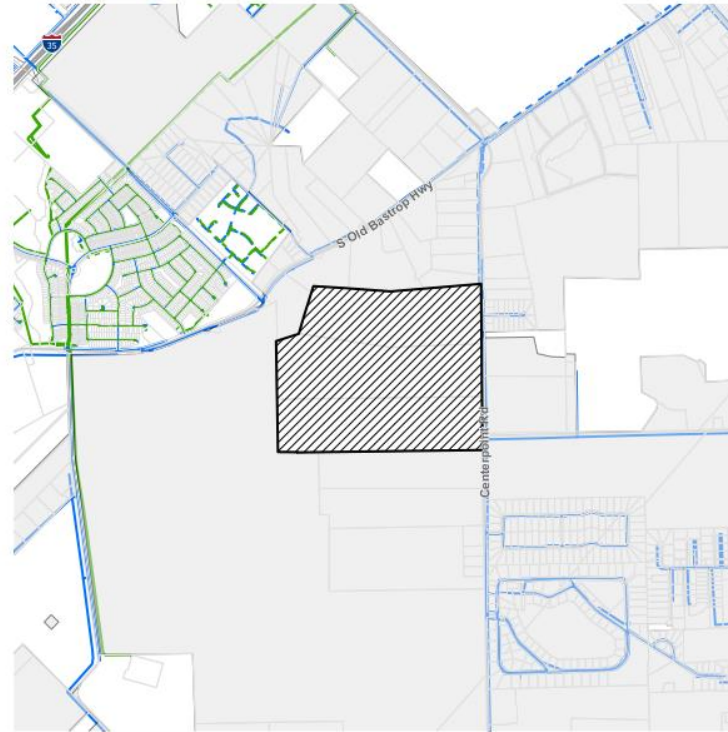
CCN Holders

- City's Water CCN
- City's Wastewater CCN
- Bluebonnet and Pedernales Electric Service Area

OCU-25-01

Qualico Developments Inc.
S Old Bastrop Hwy and Centerpoint Road

Utilities Map

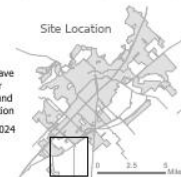


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Proposed Development



Settlement and OCU Approval



- The owner initially requested that the City provide water service because the land is within the City's service area for water service.
- The City required owner consent to annexation under Section 86.003 of the City Code.
- The owner filed complaint TCEQ asserting the City could not condition service on consent to annexation since property was within the City's water service area.

Settlement and OCU Approval



- The owner has agreed to a deferred annexation and to participate in the costs for the new wastewater treatment plant also being considered on tonight's agenda.
- The owner will seek dismissal of its complaint.
- Settlement and approval of the OCU request enables the provision of water and wastewater service to the property in accordance with the ordinance and is consistent with approval amendments to the wastewater treatment plant cost sharing agreement on tonight's agenda.

Recommendation



Staff recommends approval of as presented.