



Public Hearing

PDA-19-02(A)

Riverbend Ranch / Baugh Ranch / Riley's Point Development Agreement Amendment

Hold a public hearing and consider approval, by resolution, of an amended development agreement (Riverbend Ranch / Baugh Ranch / Riley's Point) with HK Baugh Ranch, LLC, HK Riley's Point, LLC, HK Real Estate Development, LLC, and Jack's Reserve, LTD, for approximately 1,046 acres out of the William Burnett, Jr., William West, J.W. Wilson, W.A. Matthews, S.A. & M.G. RR Company, and John McGuire surveys, generally between Old Bastrop Highway and FM 110, and between Redwood Road and the San Marcos River.

Property Information

- Approximately 1,046 acres
- Located generally between Old Bastrop Highway and FM 110, and between Redwood Road and the San Marcos River.
- Surrounding Uses
 - Residential
 - Vacant/ agriculture
- **Current Request: Amend Development Agreement**

PDA-19-02(a)

River Bend Ranch

Aerial



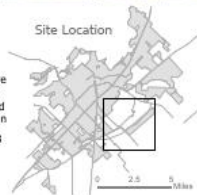
- Subject Property
- Parcel
- Parcel
- City Limit



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.

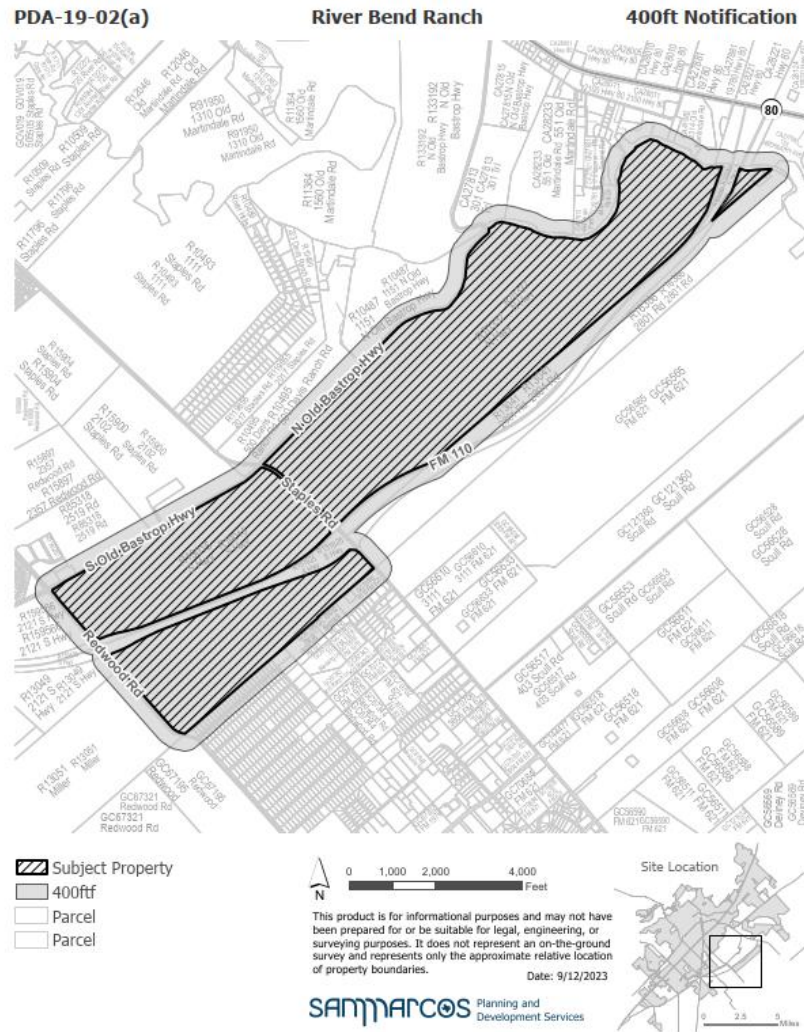
Date: 9/13/2023

SAN MARCOS Planning and Development Services



History

- December 2021 – City Council approved Original Agreement
- January 2023 – City Council authorized negotiations on proposed amendments
- 2023-2024 Council Committee Meetings
 - Committee members included:
Council Members Garza, Gonzales, Mendoza





Development Agreement (DA) Terms

Processes

- Use subdivision processes in place when Original Agreement was approved (2021)

Annexation & Zoning

- No annexation / zoning proposed

Code Waivers

- Road layout / block structure
- Additional approval for parks
- Utility Agreements shall govern



Major Amendments

- Update ownership information
- Added definitions for clarity
- Acknowledge creation of MUD #9 and potential creation of MUD #8 – City Council will see future consent agreements, if necessary
- Acknowledge city's capacity to provide water if land is released from Crystal Clear service area
- Providing conduit for fiber to connect lift station to City's system.
- Clarified assignment to future owners, except end user (Homebuyers)
- State law required clauses
- Updated format of waivers – Exhibit F



New / Updated Code Waivers

- Increase dead end street allowance to 800 ft.
 - 750 feet previously approved
- Increase block perimeter from 5,000 to 10,000 feet
- Remove alley requirement
- Allow wider driveways (20 ft. vs. 18 ft. max. in Code)
 - Smaller lots require larger setbacks to ensure vehicles do not park over the sidewalk
- Increase cut & fill from 12 ft. approved in 2021 to 30 ft. however:
 - Enhanced water quality standards apply – 70% removal of increased total suspended solids (TSS)
 - Reduce post-development flows by 15% before significant earthwork commences
 - Offsite storm must be constructed before significant earthwork commences



Recommendation

- City Council Committee recommended bringing this item forward for consideration.
- Staff recommends **approval** as presented.