



# Public Hearing

## PDA-22-03

# Sedona South Development Agreement

Receive a staff presentation and hold a public hearing to receive comments for or against Resolution 2026-XX (Case PDA-22-03 Sedona South Development Agreement), approving a proposed development agreement requested by the City of San Marcos, and Carlson, Brigance & Doering, Inc, on behalf of JLBC 710 Investments, LLC, for approximately 643 acres out of the Charles Henderson, Andrew Mitchell, and S.A & M.G.R.R Co Surveys in Hays and Guadalupe Counties, generally located on SH 123 northeast of the intersection of SH 123 and FM 1978, including procedural provisions and declaring an effective date, and consider approval of Resolution 2026-XXX.

# Property Information

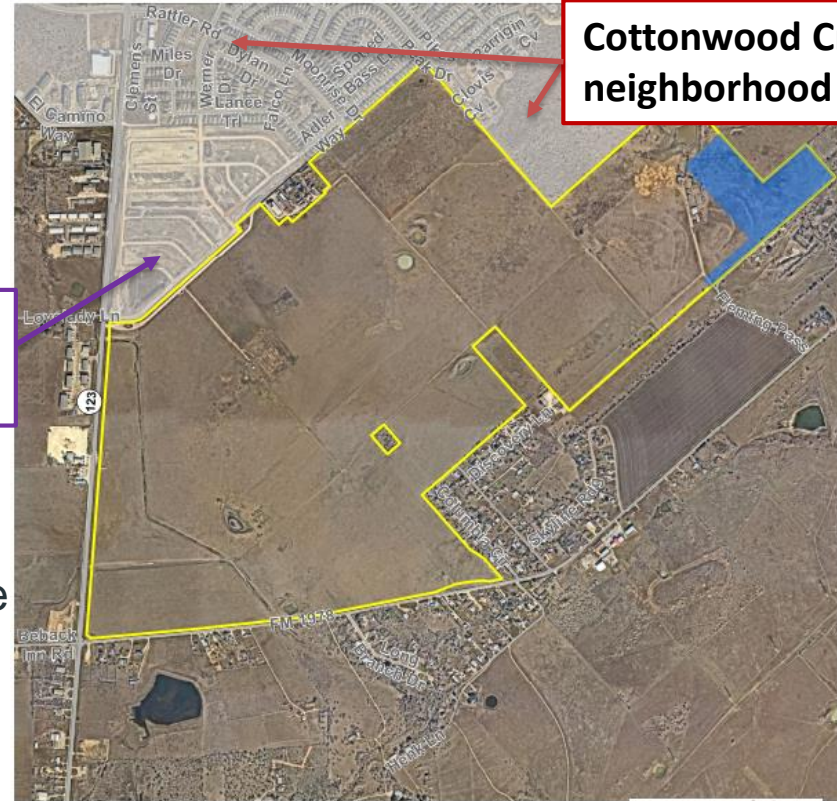
- Approximately 643 acres
- Located near the intersection SH 123 and Beback Inn Rd/ FM 1978 (Guadalupe County).
- Surrounding Uses
  - Residential
  - Commercial
  - Vacant/ agricultural
- Developer proposing predominantly single family with some commercial/ light industrial/multifamily along 123 and 1978.
- Includes the now city owned land for the second wastewater treatment plant
- Donated to the City by the developer per separate wastewater funding agreement.

Sedona North

PDA-22-03

Sedona South Development Agreement - FM 1978/SH 123

Aerial  
CITY OF SAN MARCOS



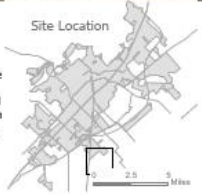
Cottonwood Creek neighborhood

Wastewater Treatment Plant Site (City Owned)  
Subject Property  
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: 5/21/2026

SAN MARCOS Planning and Development Services



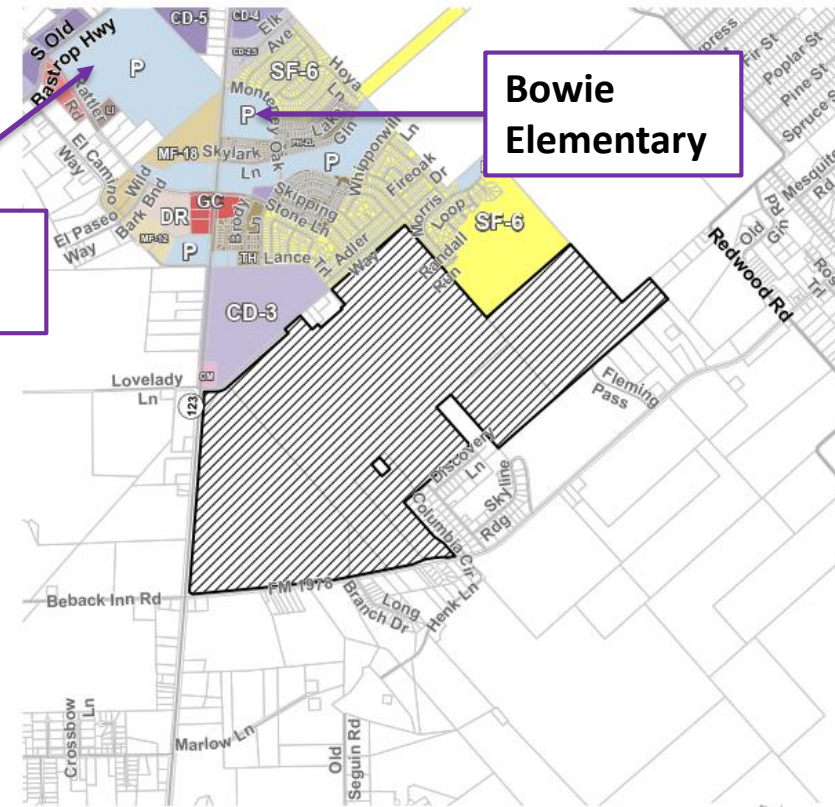
PDA-22-03

# Surrounding Zoning

- Character District-3 (CD-3)
- Commercial (CM)
- Single-Family-6 (SF-6)
- Future Development (FD)
- Outside city limits (no zoning)

San Marcos High School

Bowie Elementary

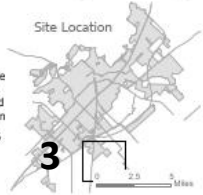


	Subject Property		LI
	CC		MF-12
	CD-2.5		MF-18
	CD-3		P
	CD-4		PH-ZL
	CD-5		SF-6
	DR		TH
	FD		CM
	GC		



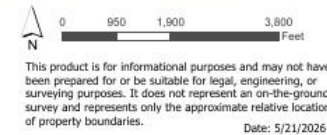
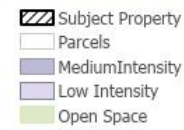
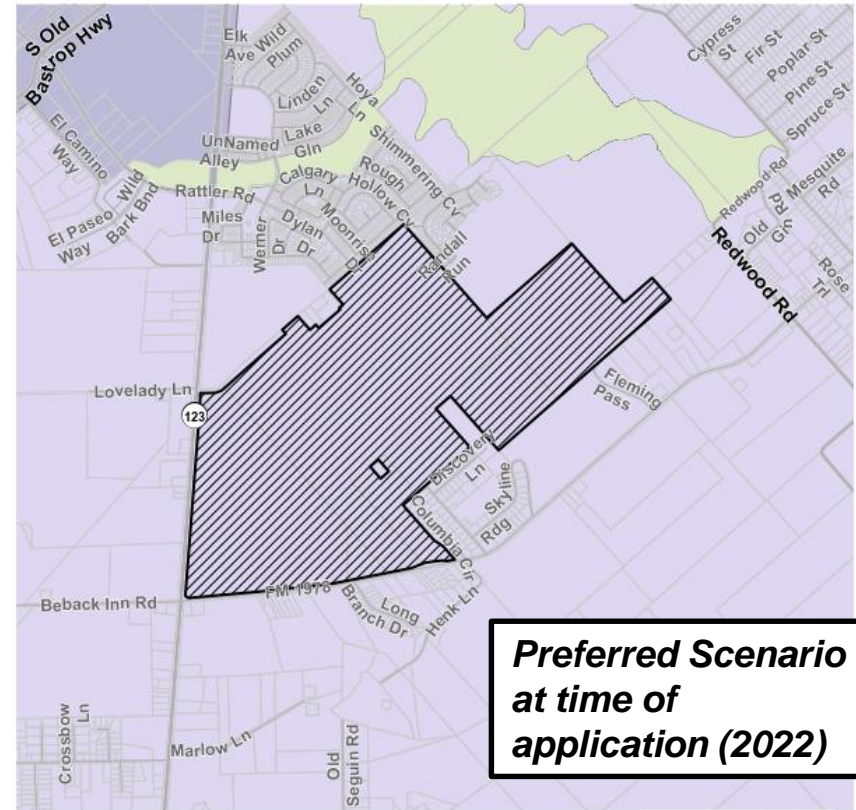
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# Comprehensive Plan Analysis (Pre-Vision SMTX)

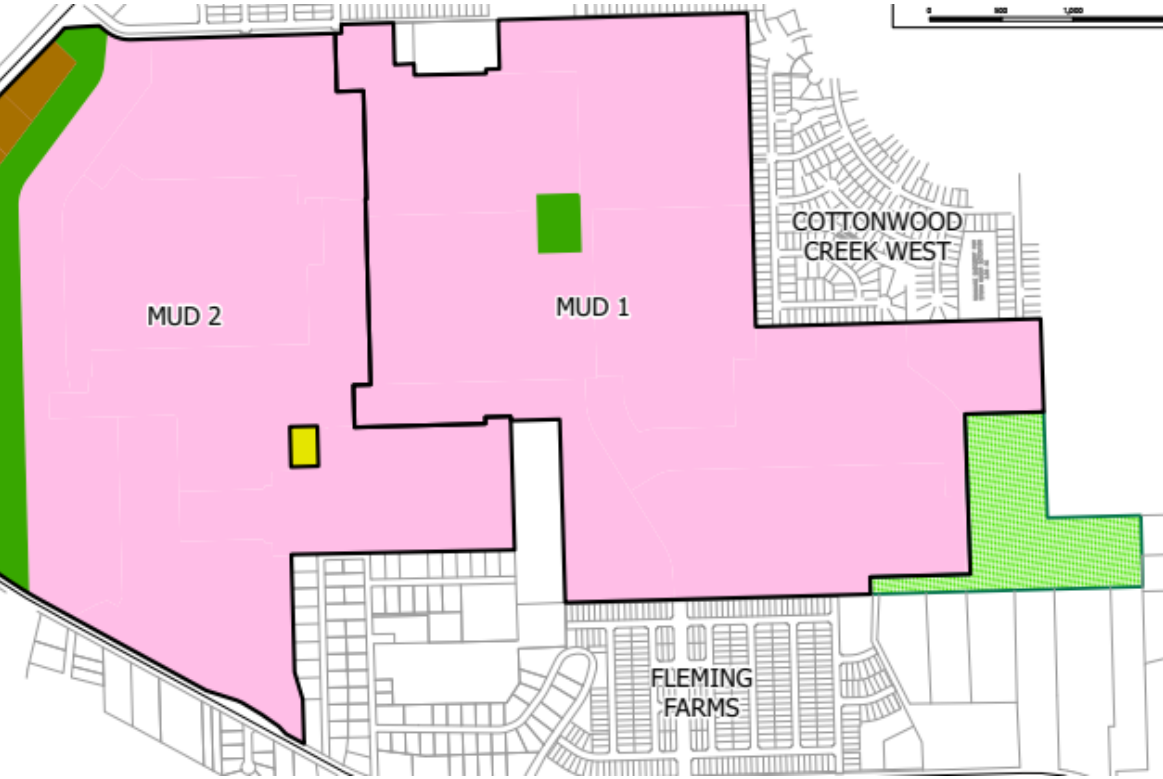
- Existing Preferred Scenario: Low Intensity
- “Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” (Vision San Marcos)



# Concept Plan



No more than 50% of the "Multi-Family/ Commercial/ Industrial" land shall be Multifamily.



**C&D** Carlson, Biggs & Dearing, Inc.  
Civil Engineering & Surveying

- Subject Boundary
- Residential
- Multi-Family/Commercial/Industrial
- Public and Institutional Uses
- Cemetery
- Park

# DA Terms – Allowed Uses in Concept Plan



- **Residential uses**

- Single family homes, duplexes, zero lot line homes, townhomes (1 house per lot), cottage courts and ADUs.
- Churches;
- Childcare facilities;
- Police, fire, EMS stations;
- Parkland, community gardens, greenways, and open space;
- Limited Home Occupations
- Family Home Care
- Limited Community Homes

- **Multifamily**

- Includes multi-family, apartment residences at not more than 24 units per acres.

- **Public and Institutional**

- Includes any uses defined as Public and Institutional Uses in Sections 5.1.6.1. through 5.1.6.3 of the SMDC, including without limitation, the Major Utilities uses defined in Section 5.1.6.3.B of the SMDC. This allows the Wastewater Treatment Plant site now owned by the City.

# DA Terms – Allowed Uses (cont.)



- **Industrial Uses**

- Any uses defined as Industrial Uses in Sections 5.1.7.1 through 5.1.7.8 of the San Marcos Development Code.

- **Exclusions**

- Wrecking/ Junk Yards
- Storage of flammable materials (exception for Vehicle Services)

- **Commercial Uses**

- Any use involving, in part or in whole, the sale of merchandise, materials or services.

- **Exclusions**

- Adult Oriented Businesses
- Pawnshops
- Crematorium
- Storage of flammable materials (exception for gas stations and truck stops)



# Development Agreement (DA) Terms

## Processes

- Using current code processes – platting, watershed, etc.
- Per the adopted Interlocal Agreement (ILA) with Guadalupe County, all parcels greater than 5 acres are subject solely to Guadalupe County platting standards.
- No building permits required by the City in the ETJ.
- Roadway maintenance plan to be approved by Guadalupe County prior to platting.

## Annexation & Zoning

- No annexation proposed except for the City owned Wastewater Treatment Plant site (proposed Light Industrial Zoning with Major Utilities allowed by right).
- Remainder of site will remain in the ETJ – Guadalupe County standards will also apply.

## Modified Uses

- Land uses defined in the development agreement per the Concept Plan (the City does not have the authority to regulate land use in the ETJ).



# DA Terms – Waivers

- **Site access**
  - Code requires: All lots 40 ft wide or less to be accessed from an alley.
  - Request: Remove requirement.
- **Dead-end street maximum length**
  - Code requires: Dead end street length cannot exceed 400 ft.
  - Request: Increase maximum length to 500 ft.
- **Minimum Lot Width/Frontage**
  - Code requires: Minimum 50' in ETJ.
  - Request: Minimum of 40'.

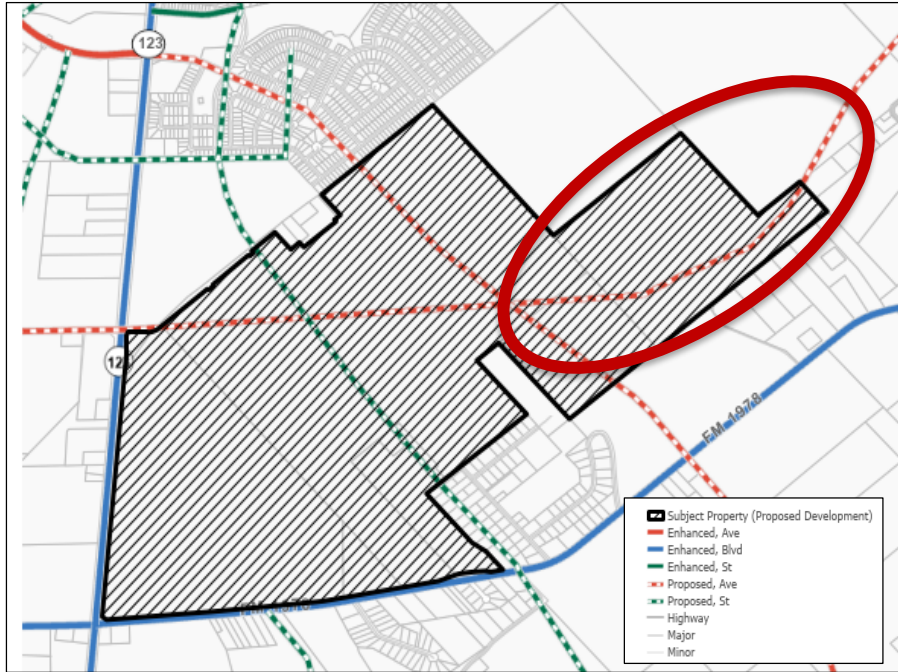
# DA Terms – Waivers (cont.)

- **Cut and Fill Standards**
  - Code requires: cut (excavation) and fill on a tract of land may not exceed four feet (4').
  - Request: Increase to 12 ft
- **Two-tiered residential blocks**
  - Code requires: Residential blocks must have sufficient width to provide two (2) tiers of residential lots (unless a 32 ft greenway is provided).
  - Request: Remove requirement.

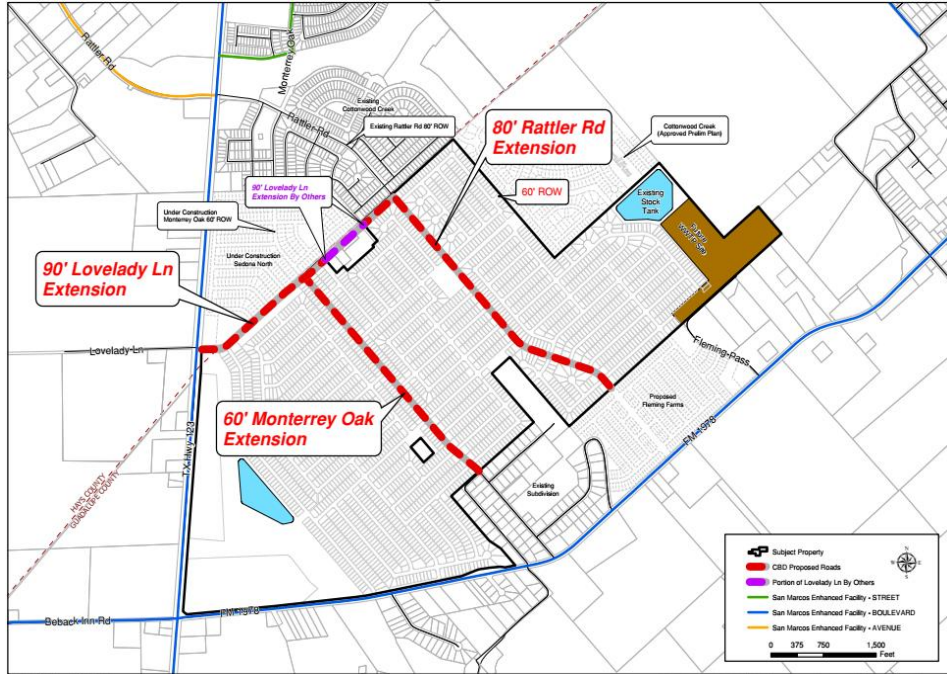
FIGURE 3.1 RESIDENTIAL BLOCK



# DA Terms (Thoroughfare Plan)



Code requires: Inclusion of all Thoroughfares in the City's Transportation Master Plan

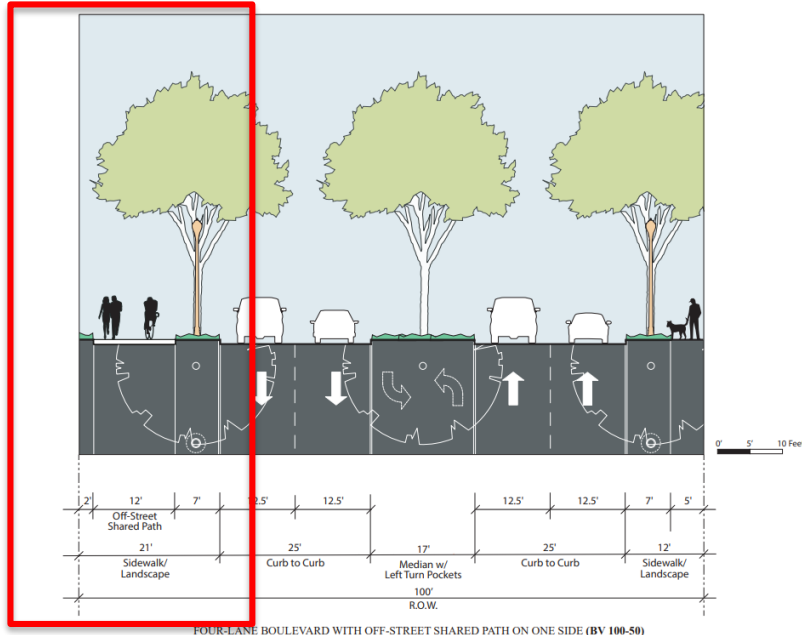


Request : ROW construction per the exhibit above.

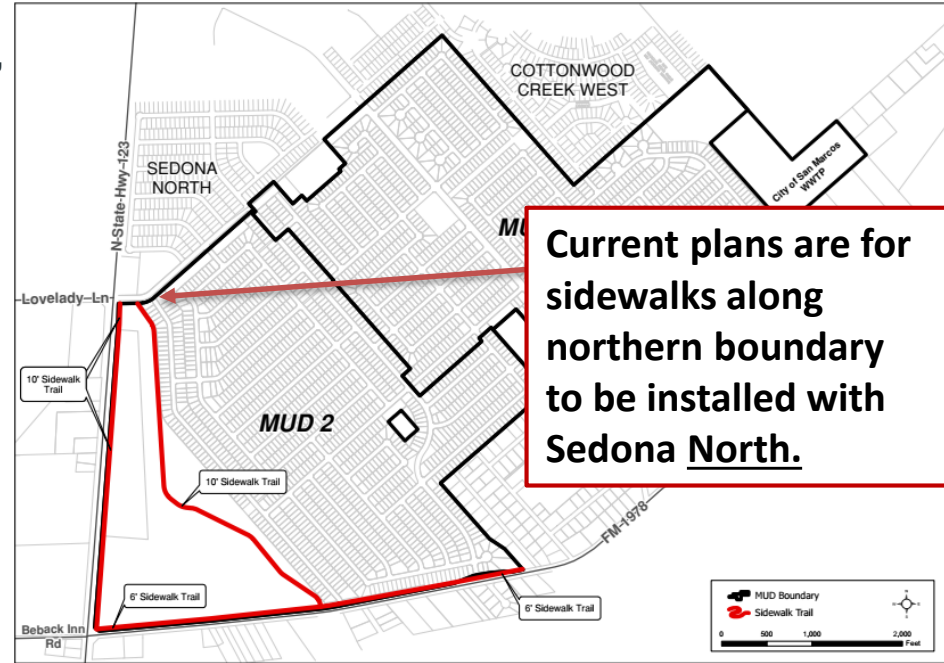
# DA Terms (Sidewalks on adjacent streets)



- **TMP (2018) requirements**
  - FM 1978 and SH-123 are “Boulevard” sections (BV 100-50) with a 12’ shared use path on one side.

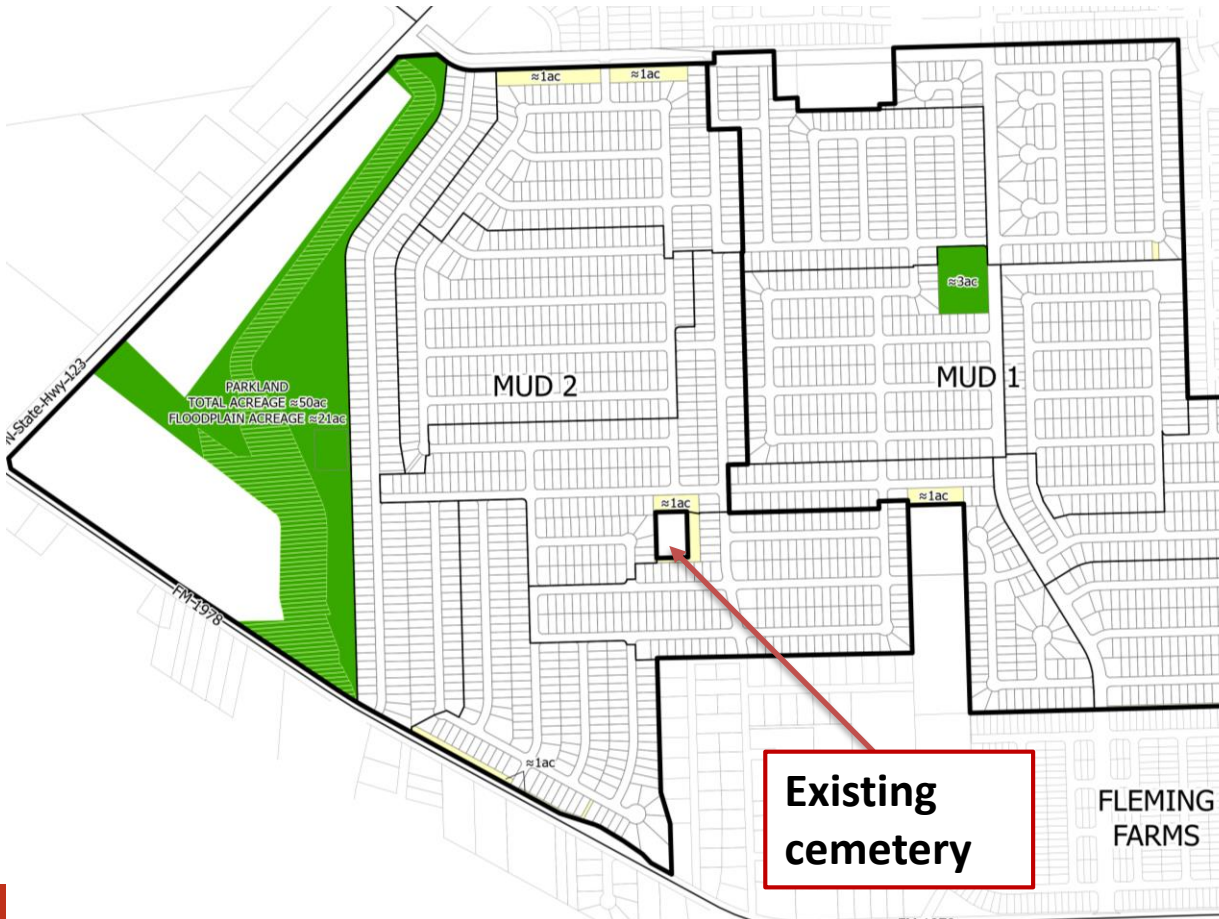


FOUR-LANE BOULEVARD WITH OFF-STREET SHARED PATH ON ONE SIDE (BV 100-50)



Request : Sidewalks per the exhibit above.

# DA Terms (Parks and Open Space)



**CB&D** Carlson, Brigrance & Doering, Inc.  
Civil Engineering ♦ Surveying

- Subject Boundary
- FEMA Floodplain Parkland
- Public and Institutional Uses
- Parkland (58 ac)
- Open Space

**TOTAL GREENWAY: ≈ 50 ac**  
**TOTAL OPEN SPACE: ≈ 5 ac**  
**TOTAL HOA PRIVATE PARKLAND: ≈ 3 ac**

0 500 1,000 2,000 Feet

**Existing cemetery**

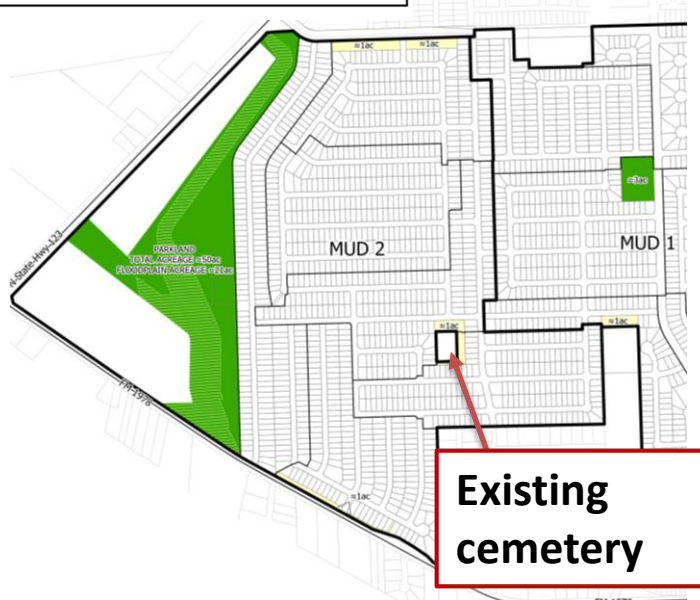
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- **Parkland Dedication**

- Code requires: Public parkland dedication (5.7 acres x Population/1000) or fee in lieu.
- Request: Privately maintained parkland to be provided per the Parks and Open Space Plan.
- Trail to be provided within the greenway connecting FM 1978 and SH 123.
- Existing cemetery to be provided with vehicular access and on-street parking, surrounded by a perimeter fence, and identified with informational signage.



# Recommendation

- Staff recommends approval of PDA-22-03 as presented.
- The agreement was considered and recommended for approval by the Sedona South Council Committee comprising of Councilmembers Gonzalez, Mendoza and Scott.
- The agreement was presented for informational purposes to the Planning and Zoning Commission on June 9, 2026. No action was required from the Commission, although it should be noted that P&Z Commissioner Agnew recommended that Council add “Waste Related Services” as a prohibited use in the agreement.