



Public Hearing

PDA-21-04

Ranch Road 12 Storage

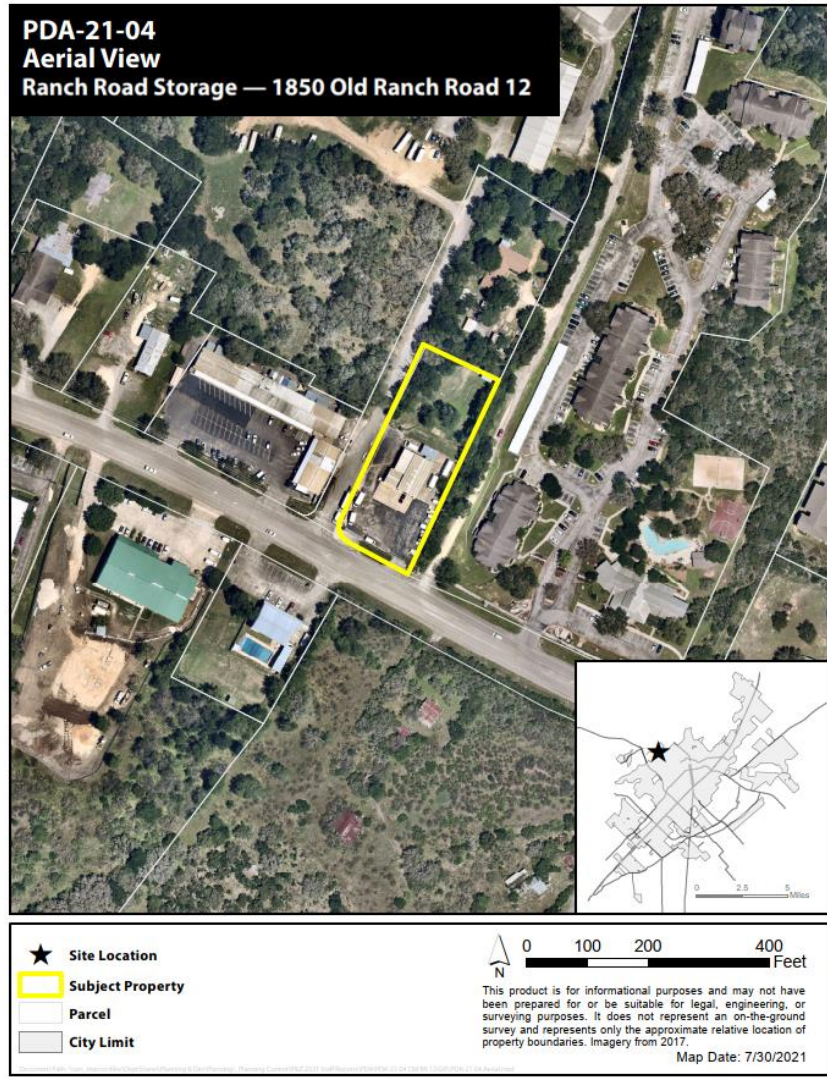
Development Agreement

Hold a public hearing and consider approval, by motion, of a Development Agreement for Ranch Road Storage (case number PDA-21-04), requested by Hugo Elizondo, Jr., P.E., on behalf of Holman Farrar Holdings, LLC for approximately 1.108 Acres out of the T.H.W. Forsyth Survey, Abstract No. 173, located at 1850 Old Ranch Road 12.



Property Information

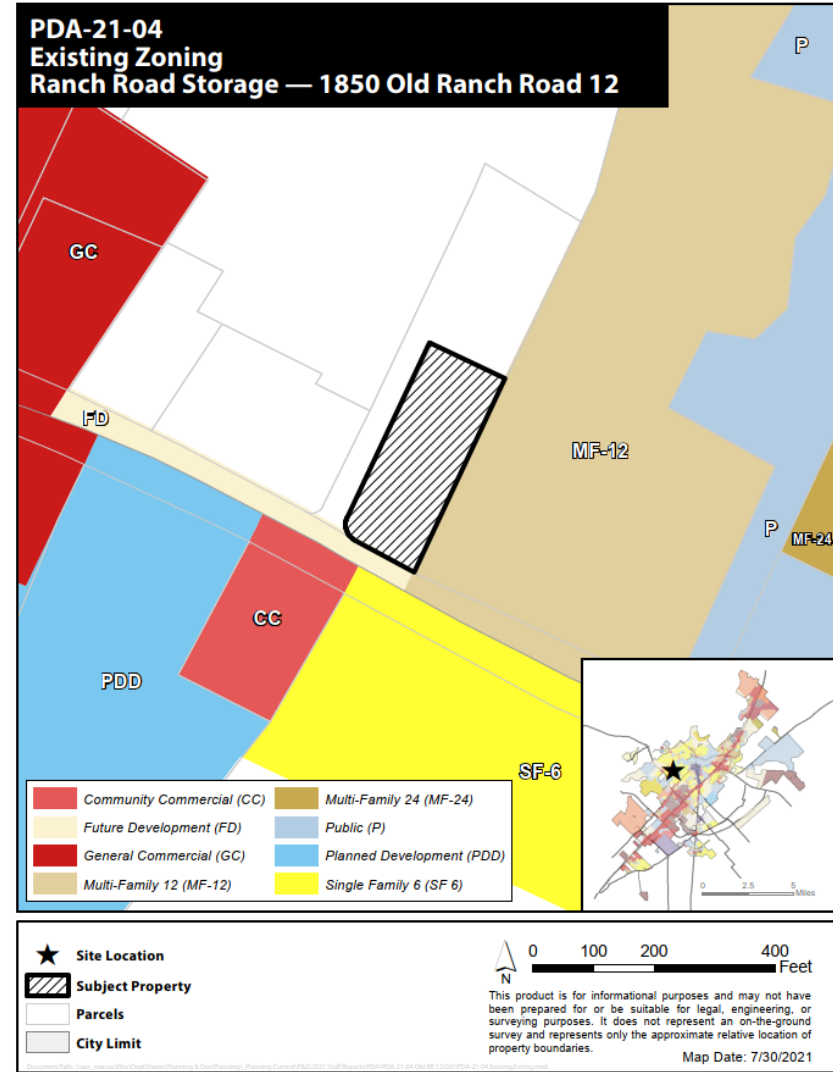
- Approximately 1.11 acres
- Located along Old Ranch Road 12 Adjacent to City Limits in the ETJ





Context & History

- Initial Authorization – August, 2021
- No Council Committee was established



14.874 ACRES
AGP DAKOTA OWNER
DOCUMENT NO. 180





Development Agreement Terms

Processes

Using current code processes – annexation, zoning, platting, watershed, etc.

Annexation & Zoning

Prior to development

Light Industrial Zoning

**No uses other than self-storage



Development Agreement Terms

Code Waiver

Impervious cover limits shall not apply

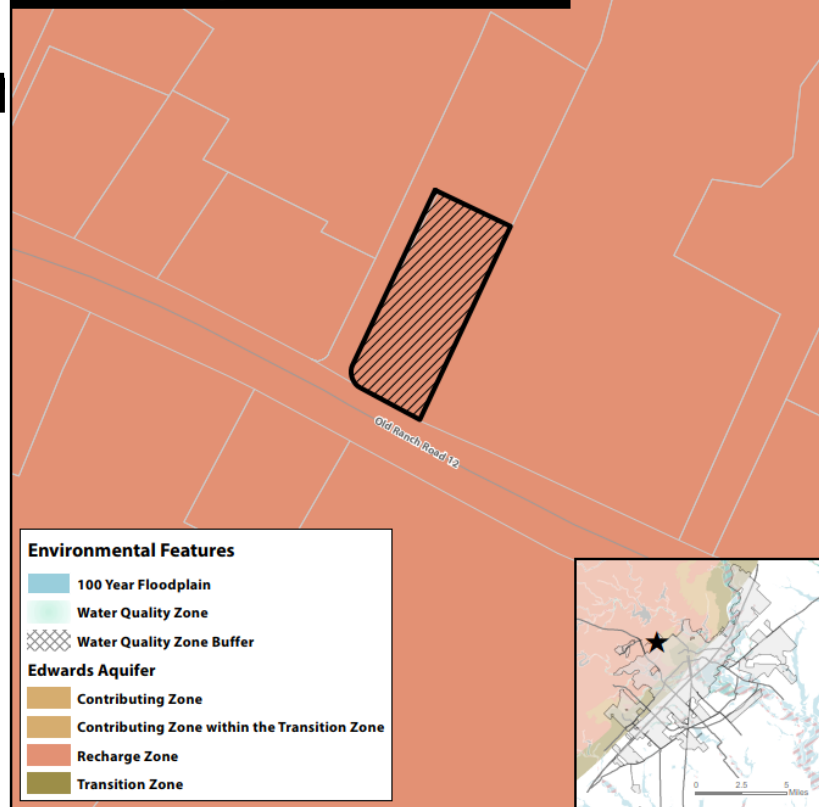
Benefits

Current Impervious cover reduced by 8%
Extension of and connection to City
wastewater

Abandonment of failing septic system

One curb cut on Old Ranch Road 12 to
be removed

PDA-21-04 Environmental Features Ranch Road Storage — 1850 Old Ranch Road 12





Recommendation

- Staff recommends approval of the request as presented.