



Public Hearing

PDA-19-02

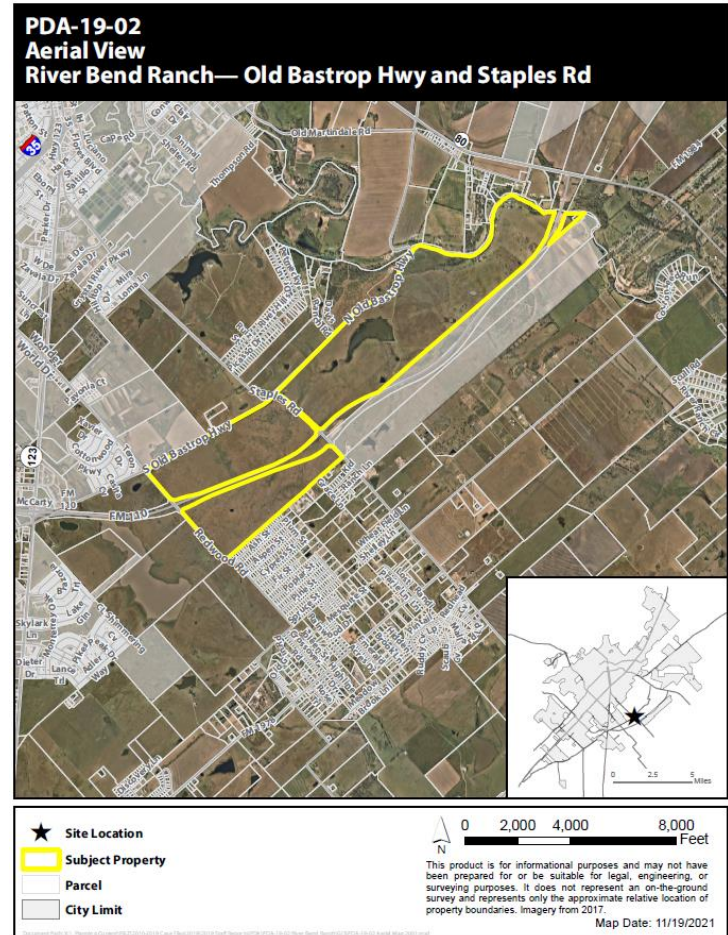
Riverbend Ranch Development Agreement

Hold a public hearing and consider approval, by motion, of a Development Agreement for Riverbend Ranch (case number PDA-19-02), requested by Paul Kuo, on behalf of HK Real Estate Development, LLC, for approximately 1,142 Acres out of the William Burnett, Jr., W.A. Matthews, John McGuire, Jesse W. Wilson Surveys, the WM West Survey No. 2, and the S.A. & M.G. Railroad Survey No. 10, generally located along Old Bastrop Highway between Redwood Road on the southwest and the San Marcos River on the northeast.



Property Information

- Approximately 1,142 acres
- Old Bastrop Highway between Redwood Road and the San Marcos River
- Adjacent to City Limits in the ETJ

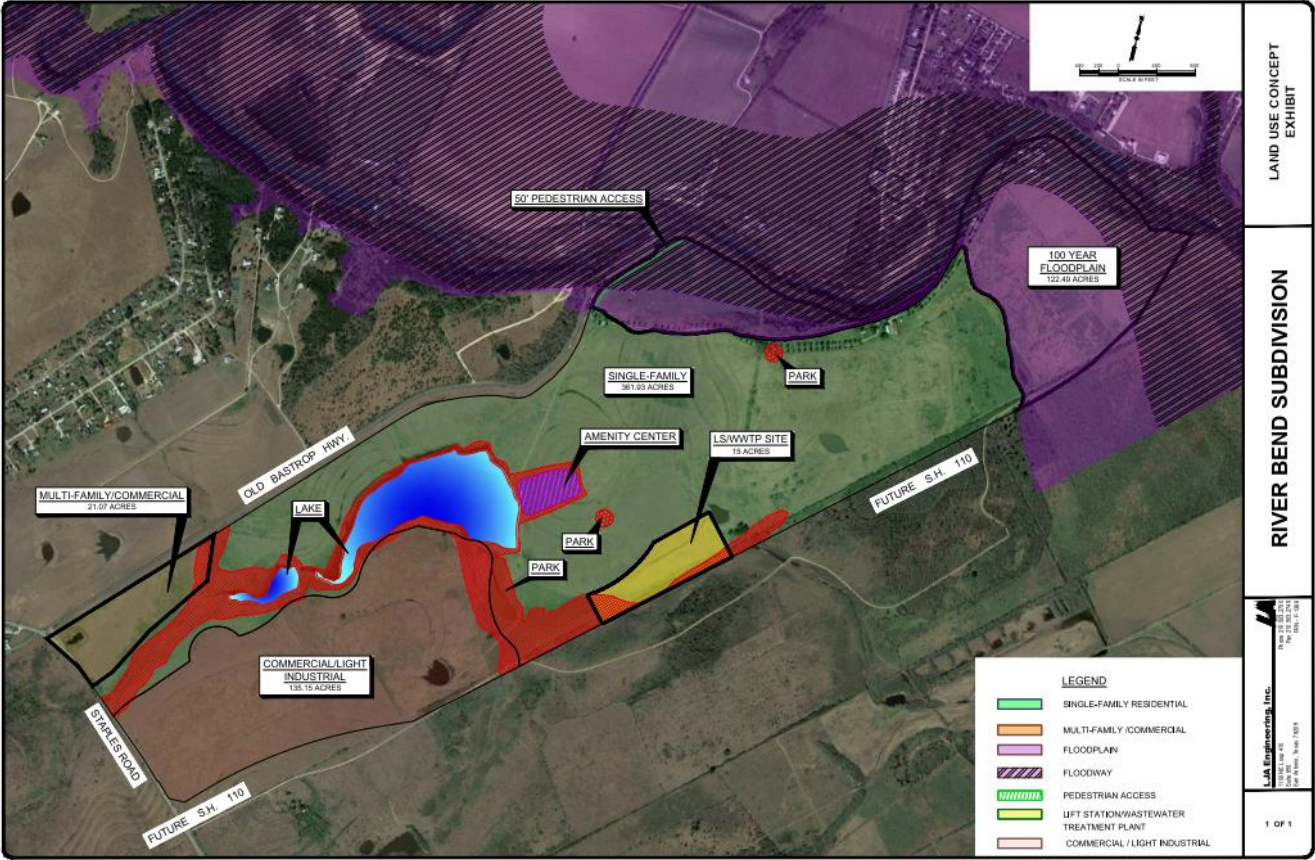




Context and History

- Initial Authorization – September 2019
- City Council Committee Meetings – 2019 & 2020
- Riverbend formally files to opt out of our proposed wastewater service area and files for a stand alone wastewater plant in March 2019
- Staff and Developers enter negotiations in May 2021 to revisit the issues of annexation, river protection, and wastewater services

Concept Plan





Development Agreement Terms

- Developer will drop the wastewater discharge permit request and use City wastewater services. Therefore, the developer will not discharge into the river.
- Developer will provide for physical protection of riverbank within its property boundaries, with the ability to perform maintenance and de minimis improvements within areas near the river.
- Developer will be allowed to establish a 50 foot wide access easement for pedestrian traffic with materials other than concrete or asphalt.
- Developer agrees not to modify the existing topography of the river edge.



Development Agreement Terms

- Developer will convey 15 acres to be used by the City for future regional wastewater treatment facilities.
- The City will annex all commercial and industrial properties immediately, and it may annex all residential properties at a future date.
- The developer, and ensuing homeowner's association, will be responsible for drainage and detention.
- Until annexed, residential customers will pay the Out of City multiplier for Utility services.
- The City agrees that no permits are needed for construction of public improvements.
- The City waives the 50% minimum parkland dedication and the HOA will maintain private parks.



Recommendation

- Staff recommends approval of the request as presented.