



PDA-22-03

Sedona South Development Agreement

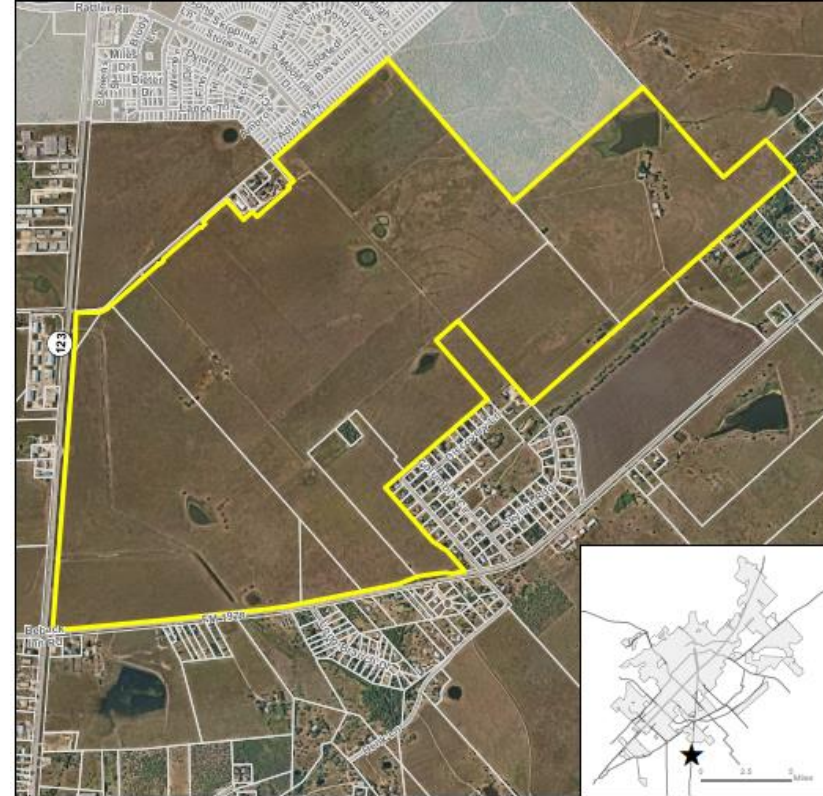
Consider approval, by motion, authorizing negotiations of a Development Agreement with Bain Medina Bain, Inc, on behalf of JLBC 710 Investments, LLC, for approximately 645.05 acres out of the Charles Henderson, Andrew Mitchell, and S.A & M.G.R.R Co Surveys in Hays and Guadalupe County, generally located on SH 123 northeast of the intersection of SH 123 and FM 1978, and consider the appointment of a Council Committee to review the aforementioned Development Agreement, if desired.



Property Information

- Approximately 645 acres.
- Near the intersection SH 123 and Beback In Rd/ FM 1978 (Guadalupe County).
- Proposed development will be predominantly single family with some commercial.
- “Sedona North” annexed and zoned into City limits May 3rd, 2022 (AN-22-02).

PDA-22-03
Aerial View
Sedona South — SH123/ FM 1978



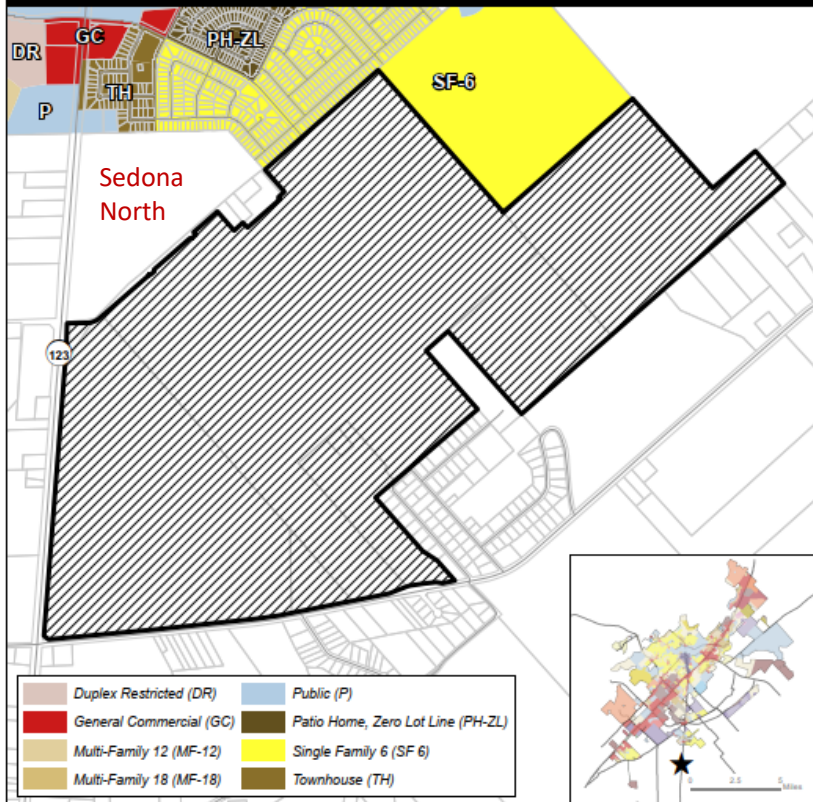
- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 700 1,400 2,800
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. Imagery from 2017.

Map Date: 8/10/2022

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Existing Zoning
Sedona South Development Agreement — SH 123/ FM 1978



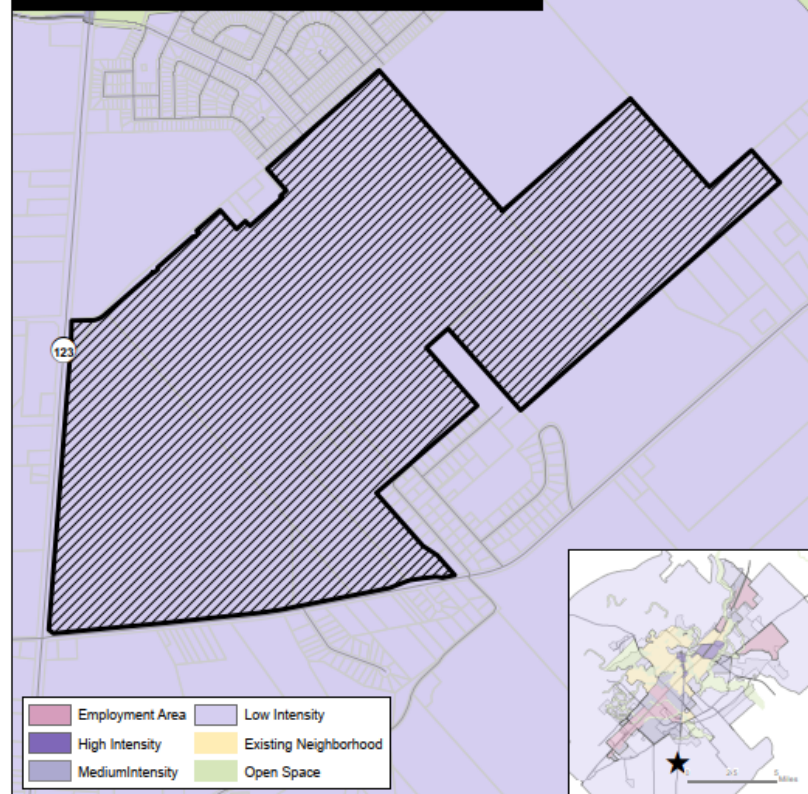
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 8/13/2022

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Preferred Scenario
Sedona South — HWY 123/FM 1966



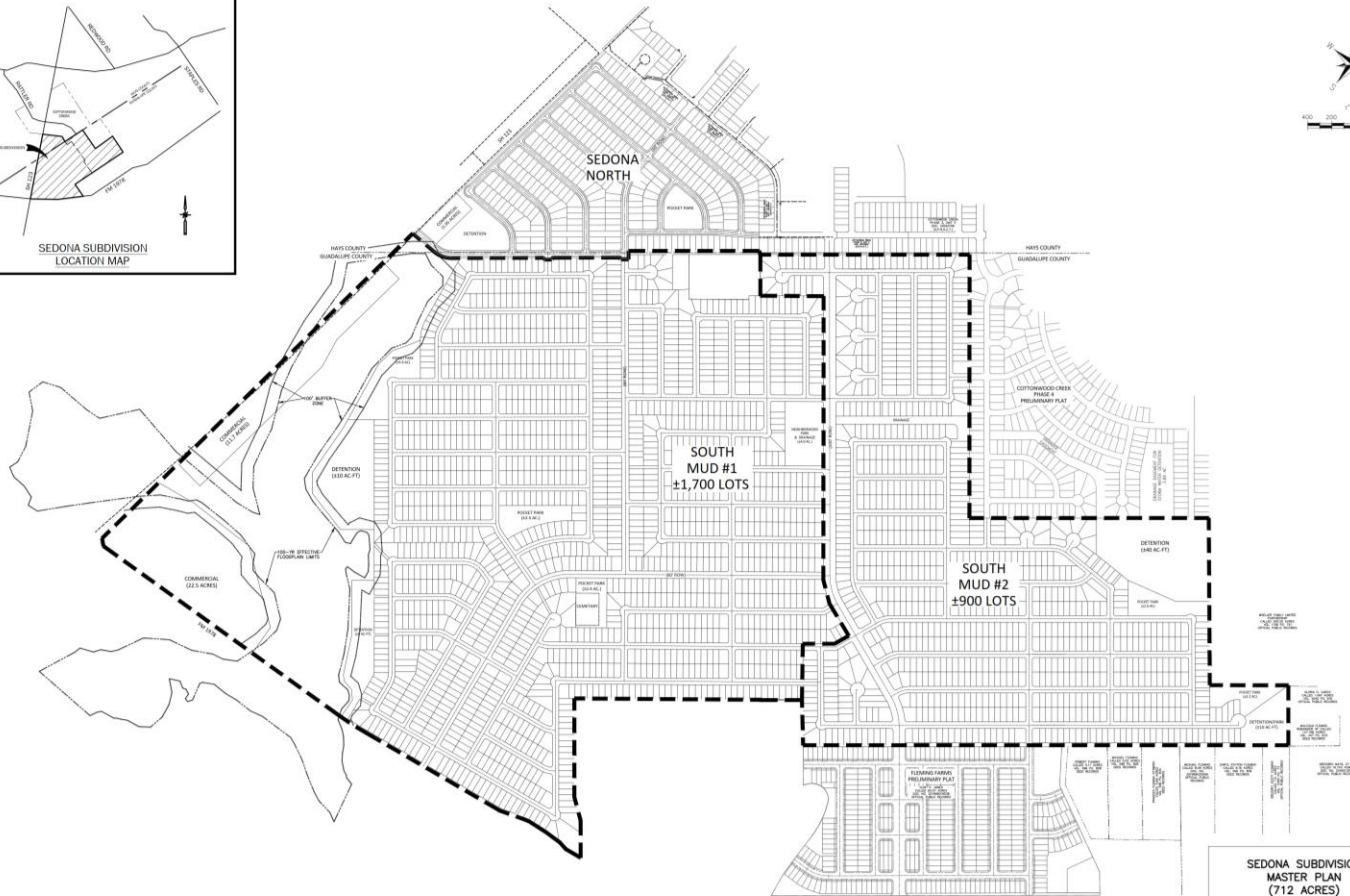
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Map Date: 8/13/2022

SEDONA SUBDIVISION
LOCATION MAP



SEDONA SUBDIVISION
MASTER PLAN
(712 ACRES)

PREPARED BY:
BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216

DESIGNED BY:	DV/NR
DRAWN BY:	DV/NR
APPROVED BY:	RR
DATE:	3/3/22
JOB NO.:	C-1576
SHEET	OF



Recommendation

Staff recommends **approval** of this request as presented.