



## Legislation Details (With Text)

**File #:** ID#20-202    **Version:** 1    **Name:**  
**Type:** Presentation    **Status:** Individual Consideration  
**File created:** 3/25/2020    **In control:** City Council  
**On agenda:** 4/7/2020    **Final action:**  
**Title:** Receive a presentation and update on the following semi-annual Preferred Scenario Map Amendment application(s); and provide direction to staff:

PSA-20-02 (Riverbend Ranch) - Request to amend the Preferred Scenario Map from "Area of Stability -Low Intensity" to "Growth Area-Medium Intensity" for +/- 1,142 acres of land, located approximately at the intersection of North Old Bastrop Highway and Staples Road.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PSA-20-02 Comp Plan Analysis Checklist, 2. PSA-20-02 Presentation, 3. PSA-20-02 Map Packet, 4. PSA-20-02 Application

Date	Ver.	Action By	Action	Result
4/7/2020	1	City Council		

**AGENDA CAPTION:**

Receive a presentation and update on the following semi-annual Preferred Scenario Map Amendment application(s); and provide direction to staff:

PSA-20-02 (Riverbend Ranch) - Request to amend the Preferred Scenario Map from "Area of Stability-Low Intensity" to "Growth Area-Medium Intensity" for +/- 1,142 acres of land, located approximately at the intersection of North Old Bastrop Highway and Staples Road.

**Meeting date:** April 7, 2020

**Department:** Planning & Development

**Amount & Source of Funding**

**Funds Required:** [Click or tap here to enter text.](#)

**Account Number:** [Click or tap here to enter text.](#)

**Funds Available:** [Click or tap here to enter text.](#)

**Account Name:** [Click or tap here to enter text.](#)

**Fiscal Note:**

**Prior Council Action:** N/A

**City Council Strategic Initiative:** [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

**Comprehensive Plan Element (s):** [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☒ Land Use - Direct Growth, Compatible with Surrounding Uses
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

**Master Plan:** [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

**Background Information:**

One (1) application was received for the semi-annual Preferred Scenario Map Amendment (PSA) deadline.

HK Real Estate Development: +/- 1,142 acres located at North Old Bastrop Highway and Staples Road:  
Proposal to change from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity”: Proposal to change from ETJ to a Medium Intensity Planned Area District.

In addition to the required public hearings, Section 2.4.2.3 of the San Marcos Development Code stipulates that the Responsible Official schedule a series of informational meetings upon receiving an application for a Preferred Scenario Map Amendment. Those informational meetings include the following:

- An informational meeting with members of the Neighborhood Commission
- An informational meeting with members of the Planning and Zoning Commission
- An informational meeting with the City Council prior to the first City Council public hearing

The full schedule for required meetings and public hearings is below:

- TBD: Neighborhood Commission Informational Meeting

- April 7<sup>th</sup>: City Council Informational Meeting
- April 14<sup>th</sup>: Planning & Zoning Commission Informational Meeting
- April 28<sup>th</sup>: Planning & Zoning Commission Public Hearing & Action
- May 19<sup>th</sup>: City Council Public Hearing (No Action)
- June 2<sup>nd</sup>: City Council Public Hearing & Action
- June 16<sup>th</sup>: City Council Reconsideration

This staff presentation is for informational purposes only and is intended to provide Councilmembers an overview of the request and a schedule of upcoming meetings and public hearings.

**Council Committee, Board/Commission Action:**

**N/A-Informational Only**

**Alternatives:**

Click or tap here to enter text.

**Recommendation:**

Click or tap here to enter text.