



Legislation Details (With Text)

File #:	Res. 2020-219R (b)	Version:	1	Name:	
Type:	Resolution	Status:	Individual Consideration		
File created:	11/12/2020	In control:	City Council		
On agenda:	12/2/2020	Final action:			
Title:	Consider approval of Resolution 2020-219R, approving a Development Agreement with Rattler Road Storage, LLC to provide for the annexation and to regulate the future development of approximately 3.62 acres of land in the City’s Extraterritorial Jurisdiction generally located on the north side of Rattler Road, between Old Bastrop Hwy and Hwy 123; authorizing the City Manager, or his designee, to execute said agreement on behalf of the City; providing an effective date.				

Sponsors:

Indexes:

Code sections:

Attachments: 1. PDA-20-01 12.2.2020 CC Presentation, 2. Resolution, 3. PDA-20-01 Aerial Map, 4. PDA-20-01 12.2.2020 CC Agreement, 5. PDA-20-01 Applicant Email Addressing CC Concerns, 6. PDA-20-01 Application

Date	Ver.	Action By	Action	Result
12/2/2020	1	City Council		

AGENDA CAPTION:

Consider approval of Resolution 2020-219R, approving a Development Agreement with Rattler Road Storage, LLC to provide for the annexation and to regulate the future development of approximately 3.62 acres of land in the City's Extraterritorial Jurisdiction generally located on the north side of Rattler Road, between Old Bastrop Hwy and Hwy 123; authorizing the City Manager, or his designee, to execute said agreement on behalf of the City; providing an effective date.

Meeting date: December 2, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: NA

Account Number: NA

Funds Available: NA

Account Name: NA

Fiscal Note:

Prior Council Action: [Click or tap here to enter text.](#)

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 - Choose an item.
- ☐ 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:

The property is proposed to be a self-storage facility. This property is currently located in the Extraterritorial Jurisdiction (ETJ) of the City, and is also directly adjacent to the San Marcos High School. Due to City code requirements, the proximity of the property to a City waste water line requires the applicant to attach to City waste water, rather than use a septic system.

Current City code requires applicants who need City utilities to request annexation and zoning, which the applicant was unaware of at the time of purchase and through the plat submittal process.

City Staff and the applicant negotiated a Development Agreement which has a base zoning of Light Industrial (LI). **The Development Agreement stipulates that the property will be annexed and zoned to the LI zoning district prior to the issuance of the Certificate of Occupancy of the building.** The Development Agreement requires additional standards than the base LI district standards. The Development Agreement has a built in 15-year term, that will automatically renew for two 15-year periods, unless the applicant requests to amend the agreement and Council approves.

A draft agreement with proposed site plan and renderings are attached.

Council Committee, Board/Commission Action:

Council approved City Staff to negotiate the terms of the Development Agreement with the applicant at their regularly scheduled meeting on August 18, 2020.

At their regularly scheduled meeting on October 7, 2020, City Council moved to postpone a decision on this item in order to receive clarification about the annexation and zoning components of this request.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request and recommends approval of the request as submitted.