



Legislation Details (With Text)

File #: ID#22-371 **Version:** 1 **Name:**
Type: Action Item **Status:** Passed
File created: 5/11/2022 **In control:** City Council
On agenda: 7/5/2022 **Final action:** 7/5/2022
Title: 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.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PDA-22-03 Presentation Initial Authorization, 2. PDA-22-03 Application Documents, 3. PDA-22-03 Maps

Date	Ver.	Action By	Action	Result
7/5/2022	1	City Council	approved	Pass

AGENDA CAPTION:

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.

Meeting date: July 5, 2022

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: N/A

Account Number: N/A

Funds Available: N/A

Account Name: N/A

Fiscal Note:

Prior Council Action: N/A

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

N/A

N/A

N/A

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 - High Density Mixed Use Dev. & Infrastructure in the Activity Nodes & Intesity Zones (supporting walkability and integrated transit corridors)
- ☐ 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)]

Vision San Marcos - A River Runs Through Us

Background Information:

Sedona South is an approximately 645 acre site located primarily within Guadalupe County. It abuts “Sedona North” which was annexed into the City and zoned (CD-3 and CM) on May 3rd 2022 (please note that annexation/ zoning changes are not reflected in the city limits and zoning layers in the accompanying maps in this packet). The applicant has indicated that they wish to establish a Municipal Utility District (MUD) to finance infrastructure improvements and connect to City Utilities, however, the current request is only for negotiation of the development agreement.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

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

