

MEETING DATE: October 3, 2024

PREPARED BY: Otis T. Spriggs, AICP, Director of Development Services

AGENDA CONTENT: Discussion and possible action on a proposed Concept for “The Marquis” Multi-family Development, to be located on the west side of Karankawa St., south of Tracy St.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The developer of property located on the west side of Karankawa St., south of Tracy St. hopes to develop 104 multi-family units on 10 acres.



View looking South on Karankawa St. (at street terminus) at Tracy St.



View looking North on Karankawa St. at Tracy St.

A Pre-Development/DAWG meeting was held on August 14, 2024 with reviewing staff. Reviewing departments reported on the undeveloped road improvements along the property frontage (Karankawa St.) that will need to be extended and completed by the developers to connect with the intersection of Tracy Street. Note that only ½ right-of-way is paved to that extent. Improvements regarding stormwater drainage, water and sanitary sewer connections would also need to be achieved.

The details and coordination of annexation and utility and service agreements would have to also be worked out.

A vicinity map depicting other details such as water and sewer mains is also attached as a reference, along with the developer's concept plan.

Recommendation: The Planning Commission should hold the concept review and provide feedback on the development proposal and forward comments to the city council for future consideration.