



CITY OF MARION
P.O. BOX 158
MARION, TEXAS 78124
(830) 914-2391

FOR IMMEDIATE RELEASE

MARION CITY COUNCIL AUTHORIZES CITY ADMINISTRATOR AND CITY ATTORNEY TO NEGOTIATE DEVELOPMENT AGREEMENT WITH DR HORTON

Marion, TX (January 11, 2019) The City of Marion received a subdivision concept plan for The Ranch at Marion (the “Ranch”) from Cude Engineers on behalf of D.R. Horton, on November 7, 2018. The Ranch at Marion subdivision is a proposed 78-acre tract consisting of 301 single-family residential homes, an amenities center, a 2.75 acre park, and a 2.7 acre tract for commercial development in the City extra-territorial jurisdiction (ETJ). The purpose of a concept plan is for the developer to demonstrate conformance with the City’s Comprehensive Plan, compatibility of the proposed development with the City’s Ordinances, and the coordination and planning of improvements within the individually platted parcels, sections, or phases of a development, prior to the consideration of a Preliminary Plat.

According to the concept, most of the Ranch at Marion is within the City of Marion’s water service area. Approximately 5 acres is within Green Valley Special Utility District’s water service area. D.R. Horton is requesting voluntary annexation into the City limits, City water and wastewater services, and R-2 zoning with three variance requests for lot area, lot width, and side setback. Under state law, the City has no authority to regulate zoning issues such as lot area, lot width and side setbacks with its ETJ.

Upon receipt of the concept plan, City staff discussed the Ranch with the Mayor and several Councilmembers individually and notified the Mayor and Council that the concept plan and developer agreement would be considered by City Council at the January 7, 2019 City Council meeting.

On Friday, December 21, 2018, the City mailed public hearing notifications to property owners within 300 feet of the proposed development. Notice was published in the Seguin Gazette on December 21, 2018. D.R. Horton posted signage on the property of the public hearing. All notice requirements were satisfied.

At the January 7, 2019 City Council meeting, DR Horton and Cude Engineers presented the concept plan for the Ranch at Marion subdivision and discussed the three variance requests during the public hearing. After deliberation and discussion, Councilmember Barbara George made a motion to deny the concept plan for The Ranch at Marion and the three variance requests, and authorized the City Administrator and City Attorney to negotiate a developer agreement between the City of Marion and DR Horton. Councilmember Shane Pawelek seconded the motion. The motion passed 3 to 1 with Councilmember Victor Contreras being the dissenting vote. Councilmember Belinda Reasor was absent from the meeting.

###