



Presentation

Item

AN-24-03 Axis Logistics Annexation

Receive a staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2024- XX annexing into the City approximately 7.553 acres of land, more or less, out of the William Pettus Survey, Abstract No. 21 (inclusive of county right-of-way), in Caldwell County, TX, generally located on the western side of FM-1984 approximately 4,600 ft. northeast of the intersection between State Highway 80 and FM-1984, and approximately 150 ft. northeast of the intersection between FM 1984 and Foster Blvd, including procedural provisions; and providing an effective date; and consider approval of Ordinance 2024-XX on the first of two readings.

Context

- No accompanying zoning change – land will be zoned to “FD” Future Development upon annexation.
- Service Plan (attachment)
 - Water: Maxwell
 - Wastewater: CoSM
 - Electric: Bluebonnet
- SMART Terminal/ Axis Development Agreement approved in 2018 and amended January 2023 (2023-20R).

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Axis Logistics - FM 1984

Aerial



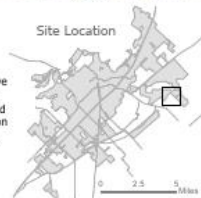
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 4/9/2024

SAN MARCOS Planning and Development Services



Context

Surrounding Zoning

- HI – Heavy Industrial
- None (ETJ)

Surrounding Uses

- Rural residential
- Vacant (SMART Terminal Development Agreement)

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Axis Logistics- FM 1984

Zoning



Subject Property

HI

P

Railroad

Parcels

Highway

Minor



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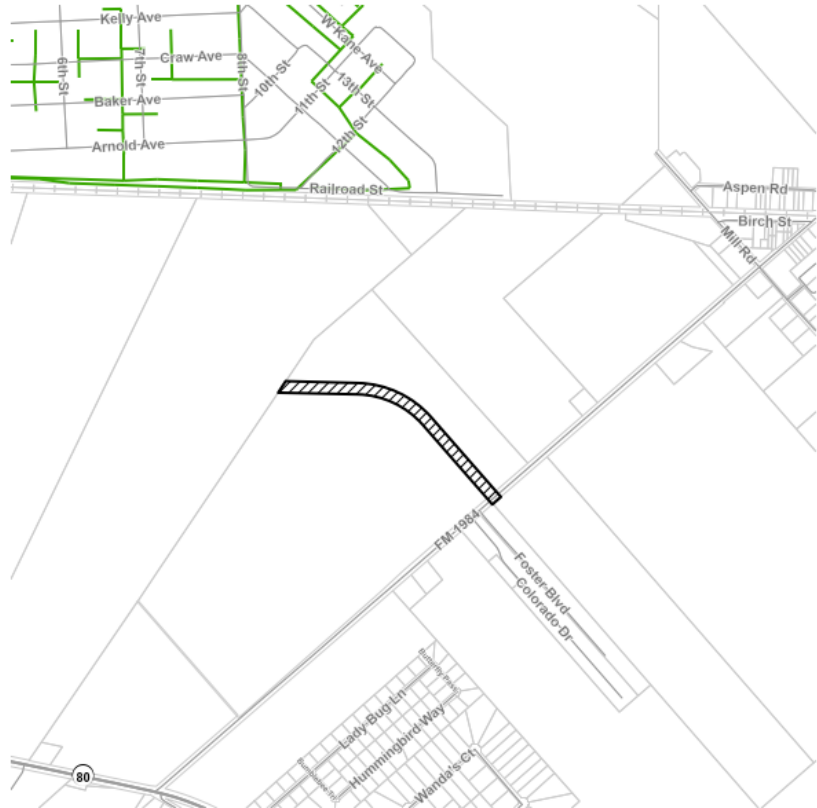
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Axis Logistics- FM 1984

Water & WWater



- Subject Property
- Railroad
- Highway
- Minor
- Sanitary Main Active
- Parcels



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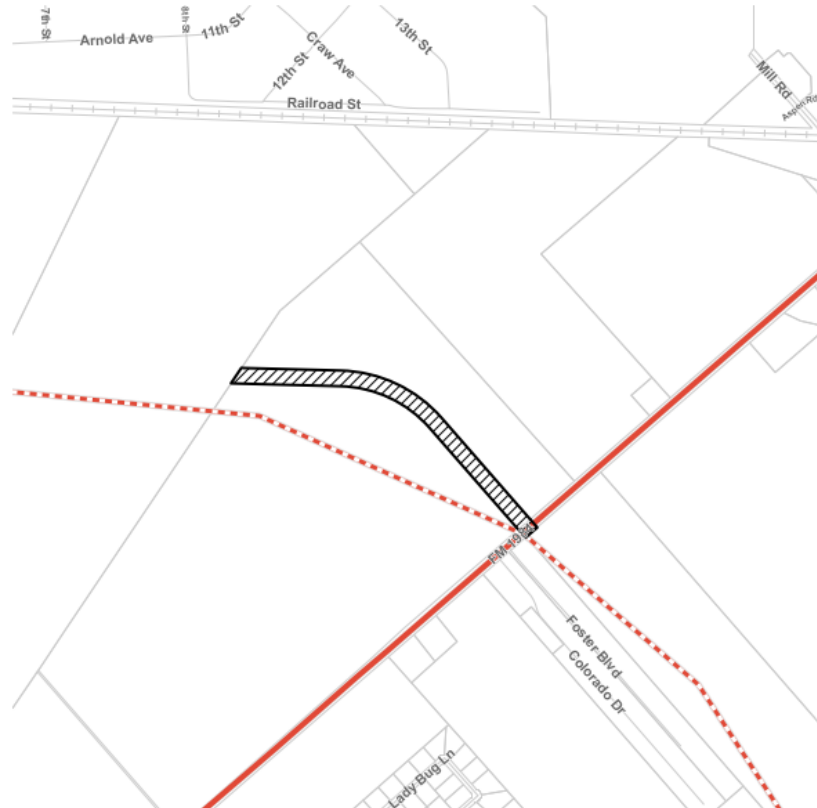
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Axis Logistics- FM 1984

Thoroughfare Plan



- Subject Property
- Enhanced, Ave
- Enhanced, Blvd
- Enhanced, HW
- Enhanced, Pkwy
- Proposed, St
- Proposed, Ave
- Proposed, Blvd
- Proposed, Pkwy
- Proposed, St



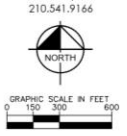
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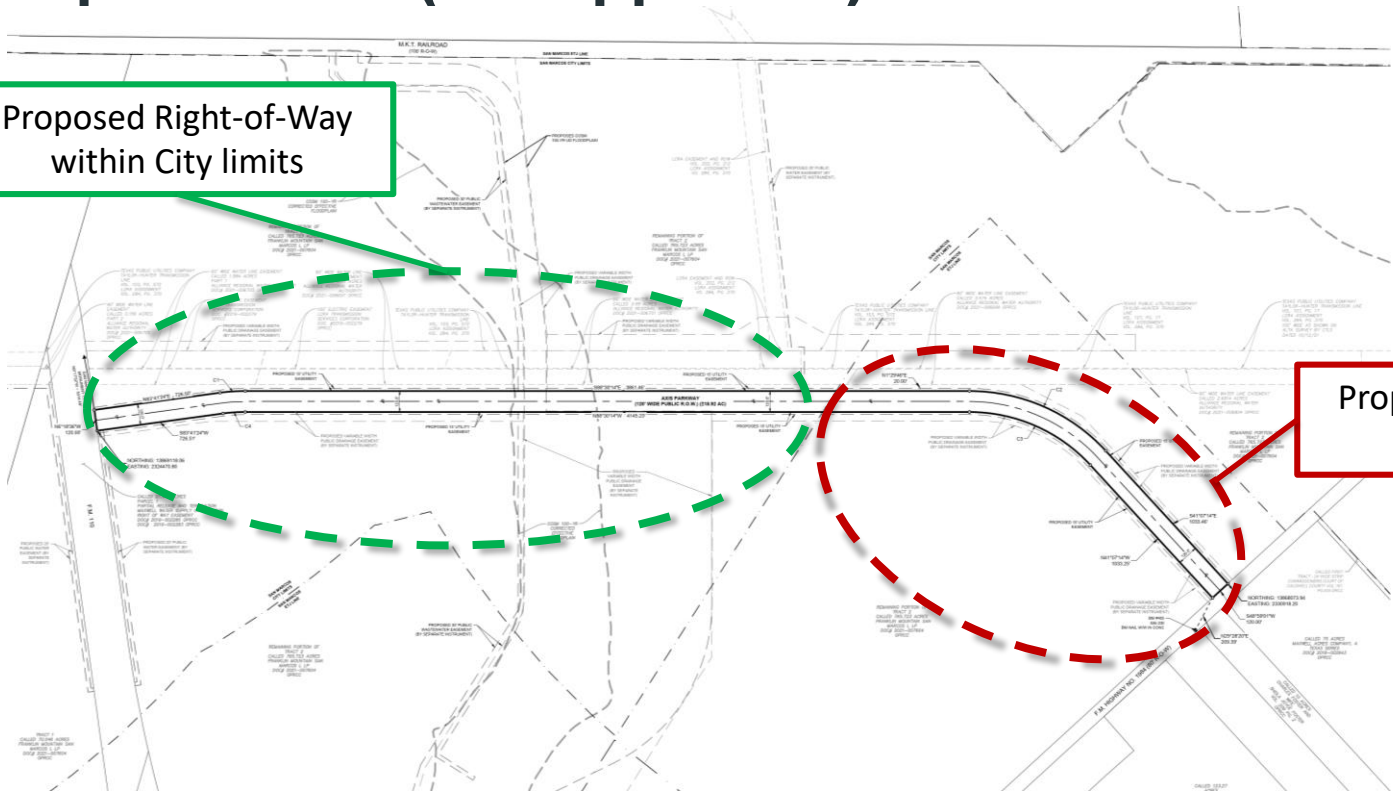


Proposed Plat (not approved)



Proposed Right-of-Way
within City limits

Proposed Right-of-Way
to be annexed





Details

- Developer responsible for constructing Transportation Master Plan roadway (not financed by the City)
- Upon annexation, built to City Standards.
- Intended to accommodate truck traffic once Axis develops.
- Offers alternate route (to SH 80) for all drivers accessing FM 110.
- Staff currently reviewing Plat, Watershed Protection Plan, and Public Improvement Construction Plans which include the road and off-site utilities.
- Future development is subject to Development Agreement (DA) which requires compliance with City Standards.
 - DA also includes more strict standards for stormwater management, water quality, and allowable land uses.



Annexation Schedule

- City Council Resolution (Approval of Service Agreement and set public hearing date): July 2nd, 2024
- City Council Ordinance 1st Reading (Public Hearing): August 5th, 2024
- City Council Ordinance 2nd Reading: August 20th, 2024

Recommendation



- Staff recommends approval of AN-24-03 as presented.