



Public Hearing

PSA-25-01

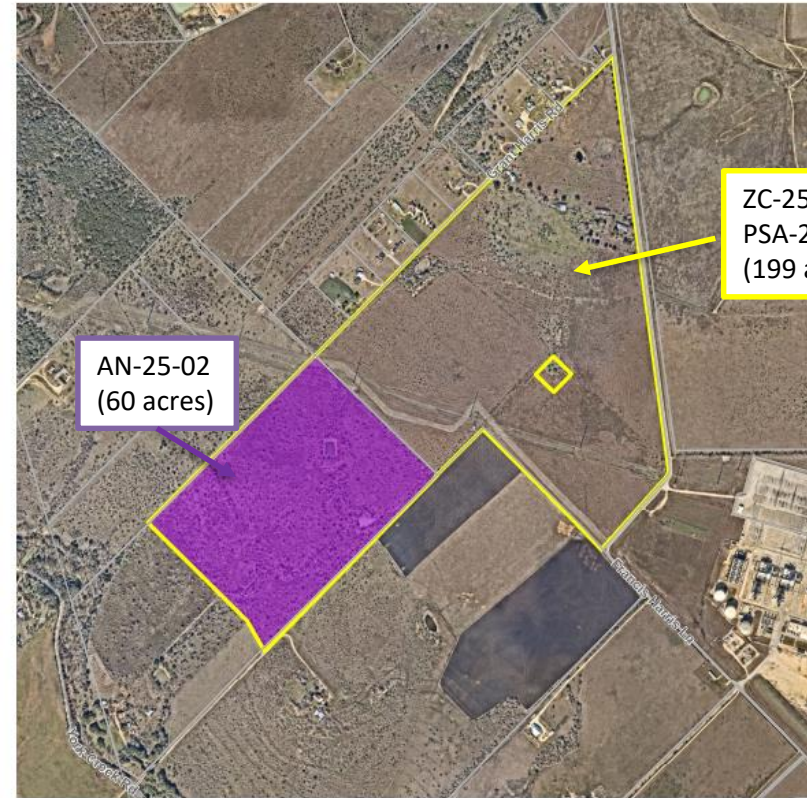
904 Francis Harris Lane Preferred Scenario Amendment Conservation/ Cluster to Commercial/ Employment Low

Receive a staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2025-XXX, amending the Preferred Scenario map in case number PSA-25-01 from "Conservation/ Cluster" to "Commercial/Employment Low " for 199.49 +/- acres of land, more or less, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas



Property Information

- Approximately 200 acres
- Located within both the City limits and the ETJ
- Surrounding Land Uses
 - Rural Residential
 - Power Plant (Hays Energy)
 - Vacant/ Agricultural
 - Cemetery
- Related applications
 - ZC-25-02 (CD 2.5/ FD to LI)
 - AN-25-02 (Annexation of southwestern 60 acres)



ZC-25-02 &
PSA-25-01
(199 acres)

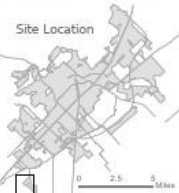
AN-25-02
(60 acres)

- Parcels
- Subject Property (ZC-25-02/PSA-25-01)
- AN-25-02 Annexation Request
- ETJ

0 437.5 875 1,750 Feet

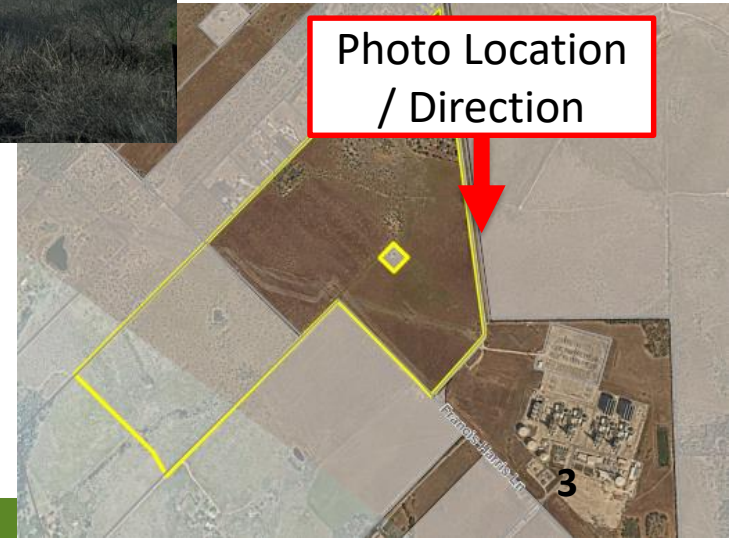
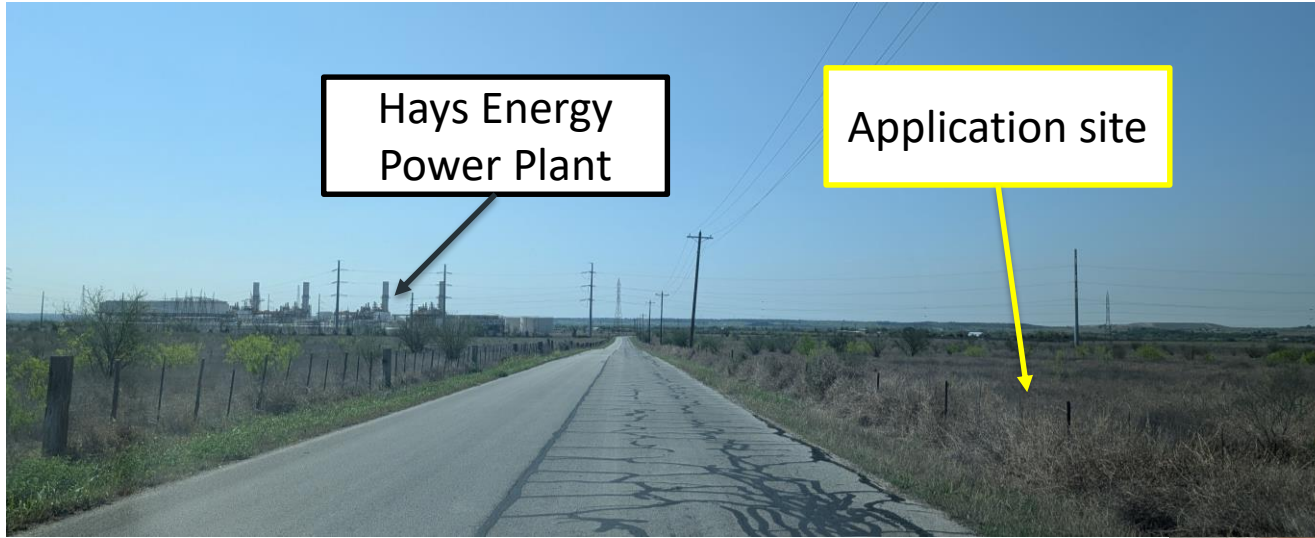
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Date: 2/6/2025

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Existing Context (Francis Harris Lane Southbound View)



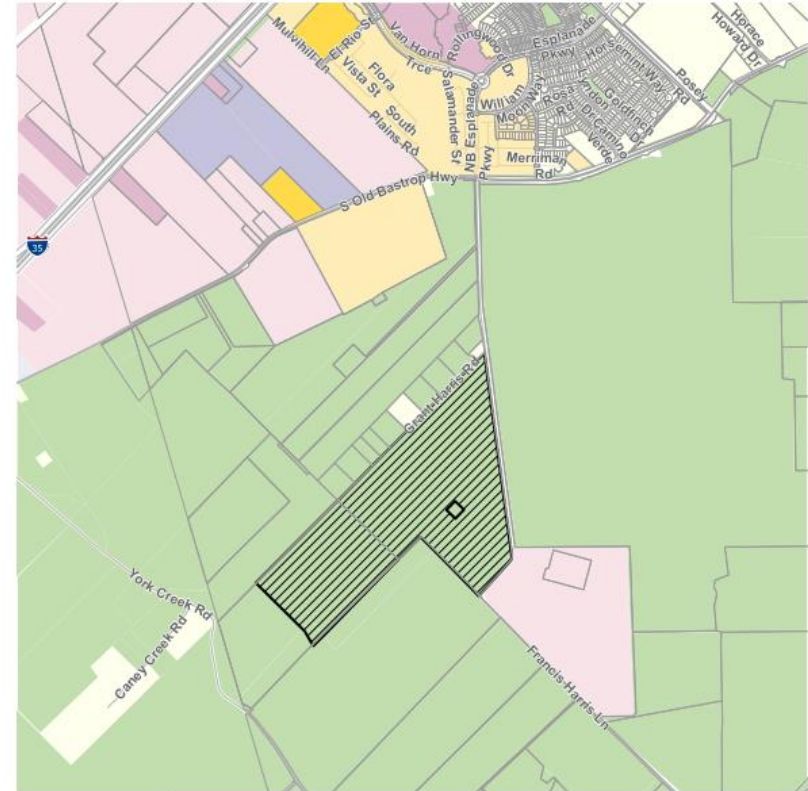
Request

- Amend the Preferred Scenario Map
- Conservation/ Cluster to Commercial/ Employment Low.
- Proposing Light Industrial Zoning to construct a Data Center.

PSA-25-01

904 Francis Harris Lane Preferred
Scenario Amendment

Existing Preferred
Scenario Map



- Parcels
- Subject Property
- Neighborhood - High
- Neighborhood - Medium
- Neighborhood - Low
- Mixed Use - Medium
- Mixed Use - Low
- Commercial/Employment Medium
- Commercial/Employment Low
- Low and Areas of Stability/Conservation/Cluster



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Current Designation “Conservation/Cluster”

- *“To identify areas to conserve and reserve for future development as a means of focusing more intensive development in other areas of the community. Development that does occur within conservation and reserve areas should be low impact to the natural environment by using a variety of development techniques and strategies.*
- Allows Character Districts, “MH” Manufactured Housing, “CM” Commercial, “FD” Future Development and “Low Intensity” Planning Areas.

Proposed Designation “Commercial Employment Low”

- *“To facilitate lower density, auto-oriented retail, office, and industrial type uses. Primarily characterized by light to heavy industrial, warehouse and distribution, lower density office, and general commercial; additional uses may include civic, institutional, and hospitality. ”*
- Allows all Special Districts except for Manufactured Housing, Character Districts 4 and 5, and “Employment Center” Planning Areas.

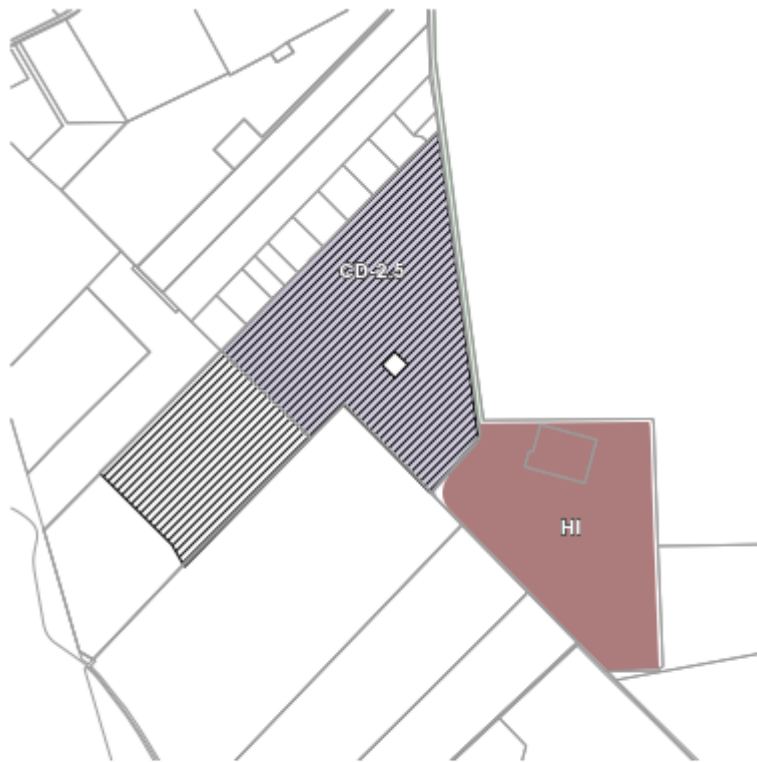
- Example renderings of data centers submitted by applicant
- Applicant is preparing restrictive covenants to address community concerns which will be presented to City Council in July.



Attachment A: Example Images

(These images are intended to provide a general reference point for the data center use and are not renderings for this particular Property.)





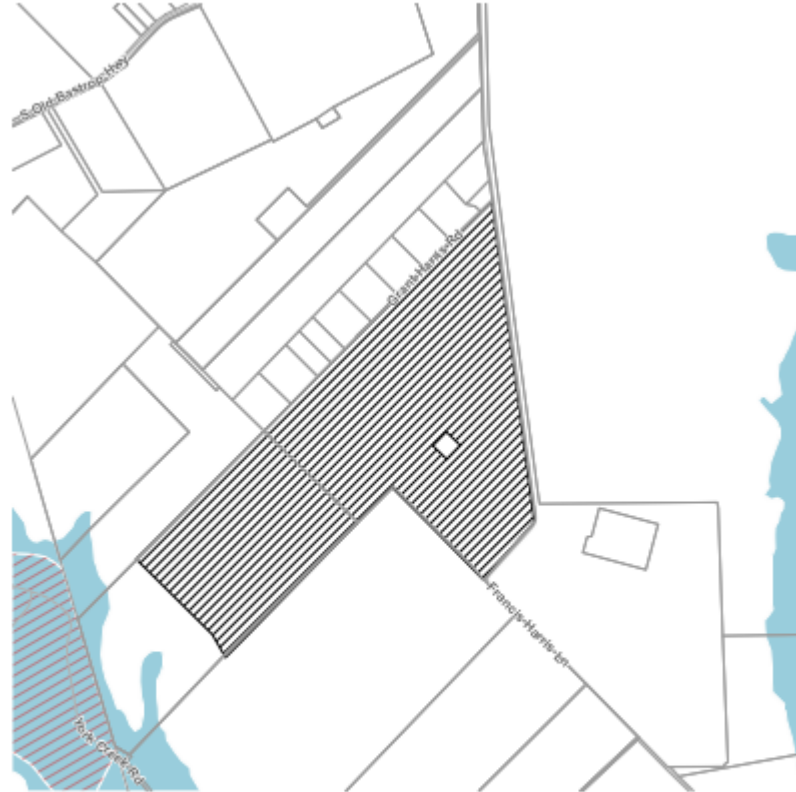
- Parcels
- Subject Property
- AR
- CD-2.5
- HI



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Date: 12/27/2024

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- Parcels
- Subject Property
- Floodway
- 100 Year Floodplain



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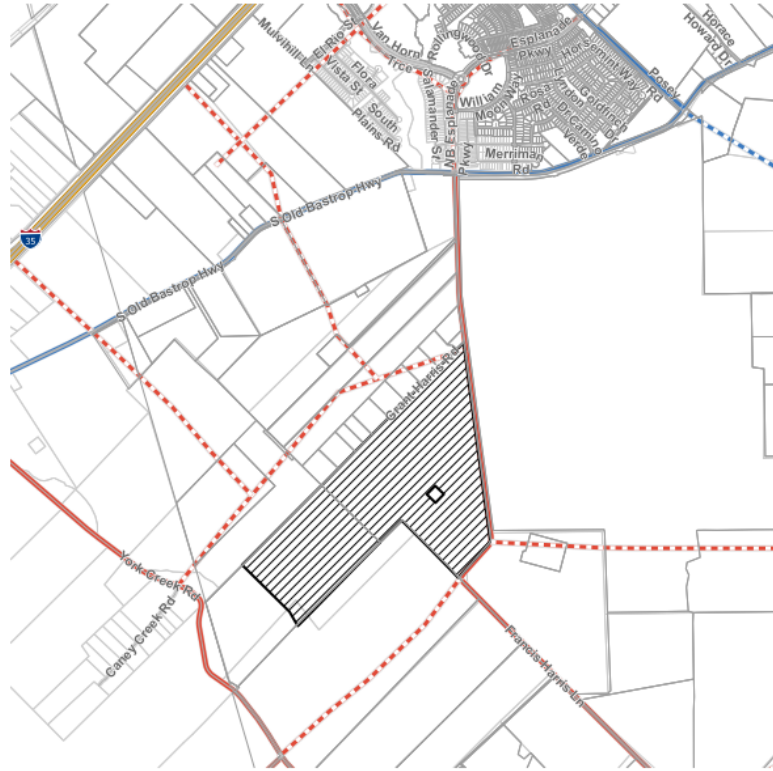
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PSA-25-01

904 Francis Harris Lane Preferred Scenario Amendment

Thoroughfare Plan



- Parcels
- Enhanced, St
- Proposed, Ave
- Enhanced, Ave
- Proposed, Blvd
- Enhanced, Blvd
- Proposed, Pkwy
- Enhanced, HW
- Proposed, St
- Enhanced, Pkwy



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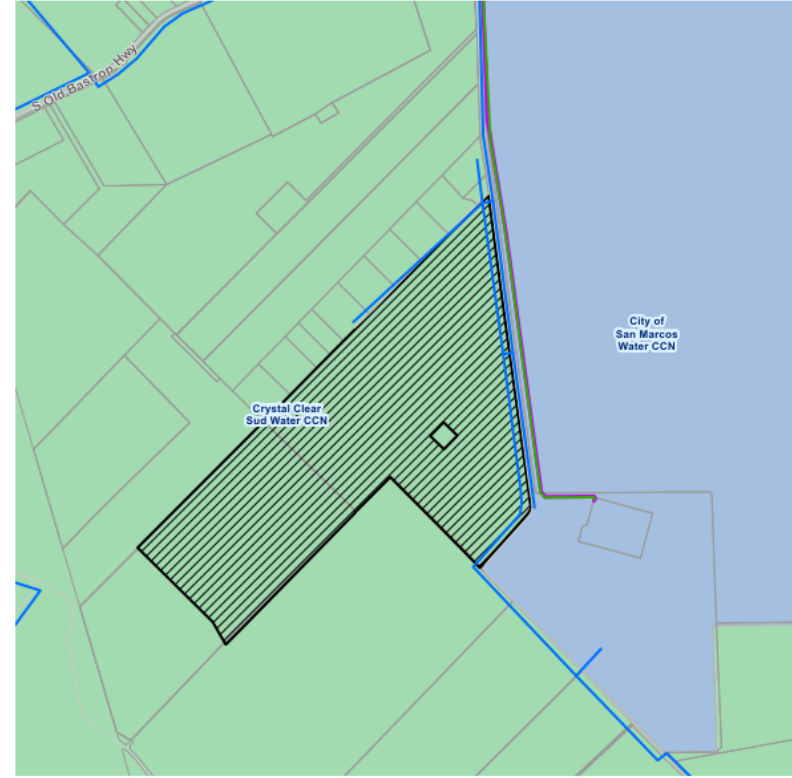
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PSA-25-01

904 Francis Harris Lane Preferred Scenario Amendment

Water & Wastewater



- Sanitary Main Active
- Potable Water Main Active
- Reclaimed Water Main
- Subject Property
- Parcels
- City of San Marcos
- Crystal Clear Sud



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Date: 1/6/2025

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Recommendation

- Staff recommended **approval** of PSA-25-01 as presented.
- Planning and Zoning Commission recommended **denial** of PSA-25-01 with an 8-1 vote.
- **Discussion Topics:**
 - Water/Energy Use
 - Noise
 - Change to Comprehensive Plan so soon after adoption
 - Restrictive Covenants/Potential Postponement
 - Impact on Cemetery/ Ownership
 - Impact of Federal Policy/Demand for Data Centers
 - Development within the City limits vs outside
- **No action is required at this meeting.**

Preferred Scenario Amendment Process



- February 11 Planning & Zoning Commission Update Item (no action)
- February 18 City Council Update item (no action)
- February 19 Neighborhood Commission Update Item (no action)
- March 25 Planning & Zoning Commission Public Hearing
- **June 3 City Council Public Hearing (no action)**
- July 1 City Council Public Hearing & First Reading
- August 19 City Council Ordinance Reconsideration (2nd Reading)