



# Presentation

## Item #

### **AN-24-03 Axis Logistics Annexation**

Consider approval of Ordinance 2024-27, on the second of two readings, annexing into the City approximately 7.553 acres of land (inclusive of a portion of county right-of-way) in Caldwell County, Texas, generally located on the western side of FM 1984 approximately 4,600 feet northeast of the intersection between State Highway 80 and FM 1984, and approximately 150 feet northeast of the intersection between FM 1984 and Foster Boulevard (Case No. AN-24-03) (AXIS Logistics); including procedural provisions, and providing an effective date.

**Slides with RED headers have been added or updated since second reading on August 20, 2024.**

# 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).

AN-24-03

Axis Logistics - FM 1984

Aerial



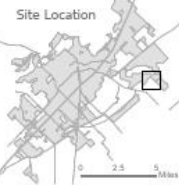
- Subject Property
- Parcel
- City Limit



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)

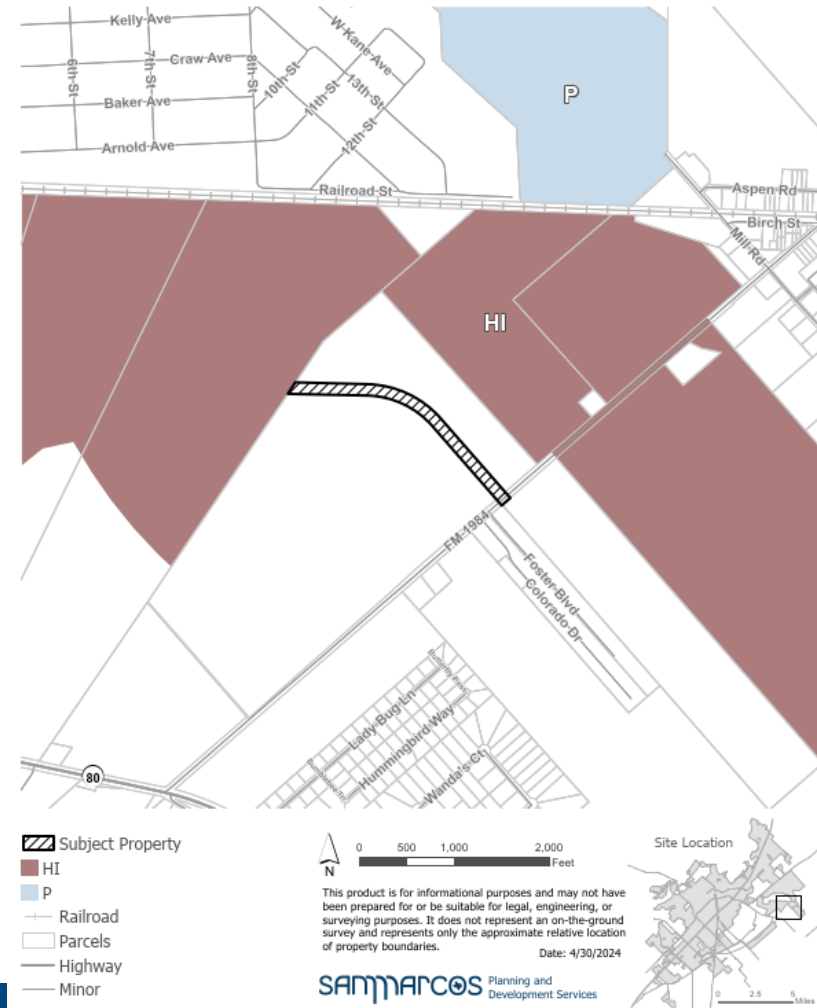
## Surrounding Uses

- Rural residential
- Vacant (SMART Terminal Development Agreement)

AN-24-03

Axis Logistics- FM 1984






Zoning

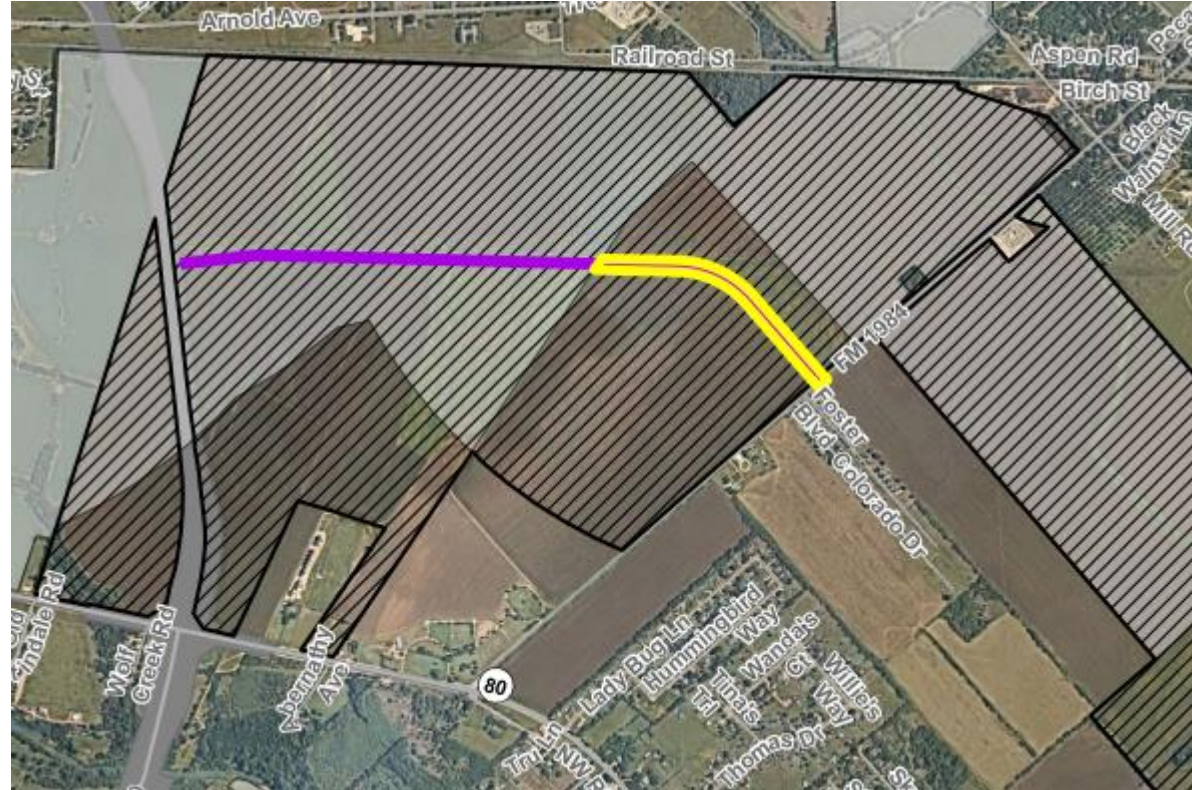


# Additional Context



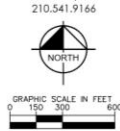
- Proposed Roadway is located completely within the boundary of the Development Agreement.

-  Subject Property in ETJ (AN-24-03)
-  Proposed road already in City Limits
-  SMART Terminal Development Agreement
-  City Limit
-  FM 110





# Proposed Plat for 120 ft. wide roadway



Proposed Right-of-Way  
within City limits

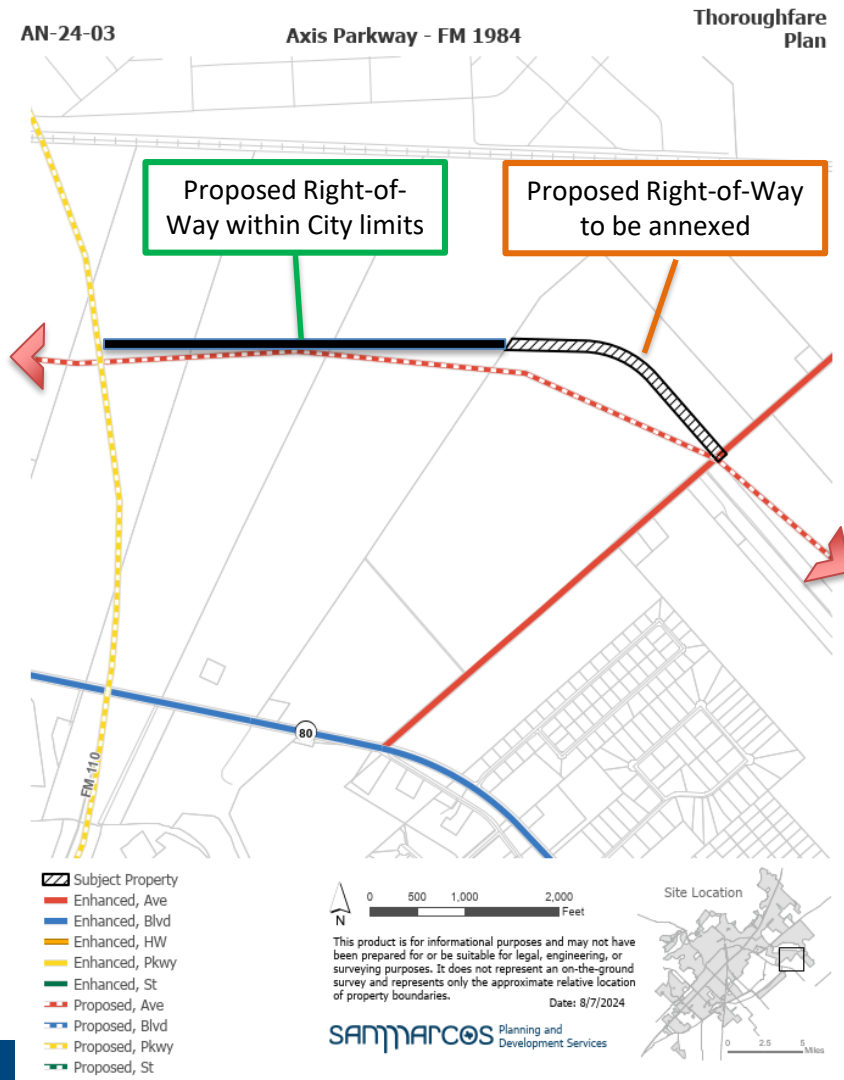
Proposed Right-of-Way  
to be annexed

Approximate Length –  
4,100 feet (0.77 miles)

Approximate Length –  
2,600 feet (0.49 miles)

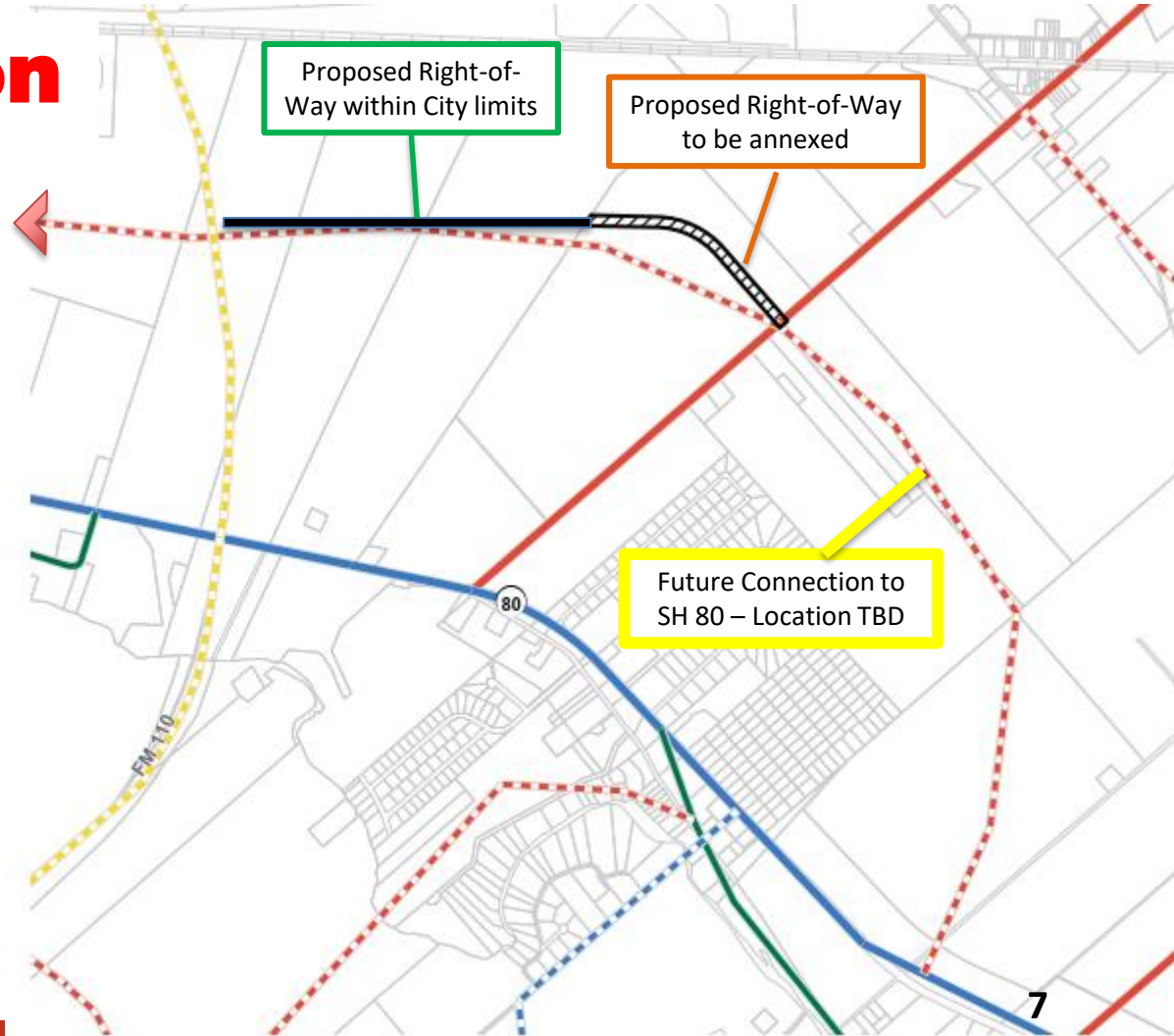
# Transportation Master Plan

- The proposed roadway is a planned Avenue on the City's Thoroughfare Plan
- Property Owners may only construct roads and develop on land they own



# Transportation Master Plan

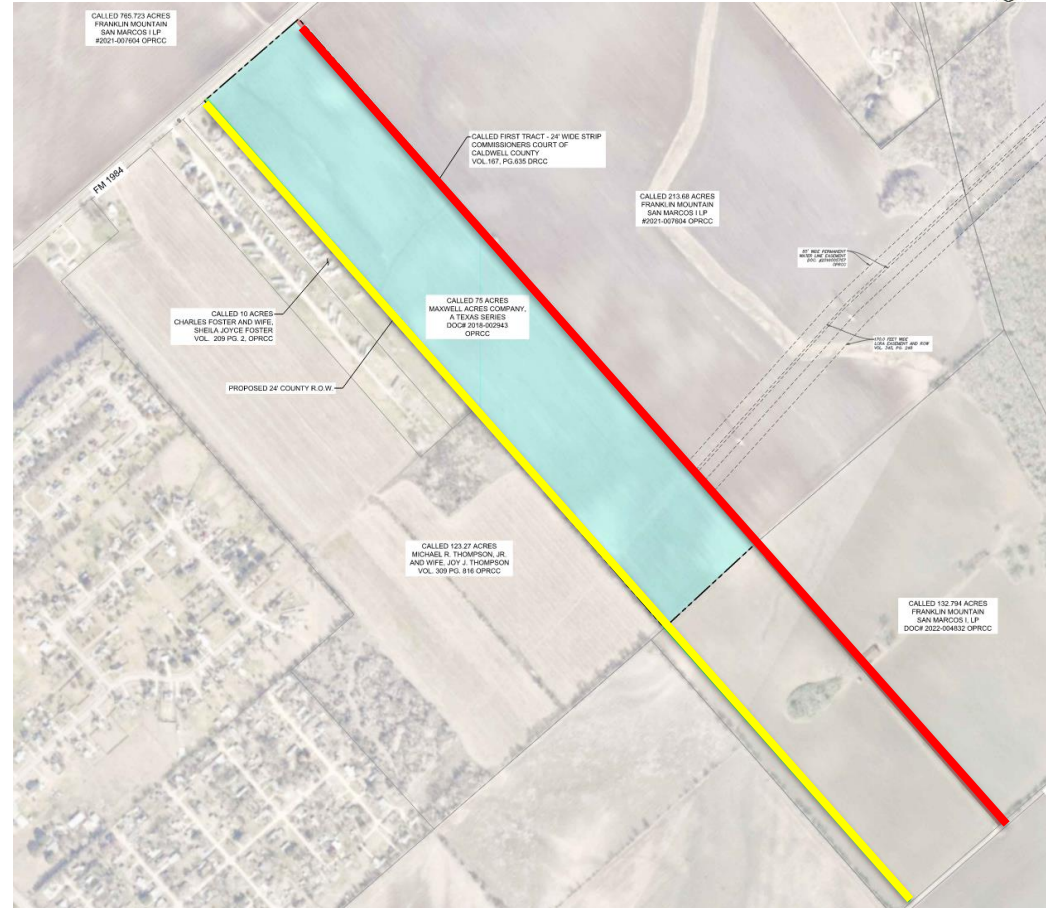
- As properties develop this road could connect to SH 80 and provide an alternate route for travelers on SH 80
- Final road alignment east of FM 1984 will be determined as properties develop



# Caldwell County Alignment



- Current request for annexation is located west of FM 1984.
- East of FM 1984 Caldwell County relocated right-of-way for the extension of this roadway (March, 2024)







# 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.



# Additional Details

- Future development is subject to Development Agreement which requires compliance with City Standards and includes benefits such as:
  1. Reduction of impervious cover to 70% overall (vs. 80% in Code).
  2. Reduction of post-construction runoff by 10%.
  3. Prohibition of certain uses which would otherwise be allowed in Heavy Industrial or in the ETJ.
    - Development in the ETJ, without the Development Agreement would not be held to these higher standards.
- Roadway can be constructed in Caldwell County, following the County processes. A Municipal Utility District (MUD) is not required by the County.
- Prior financial analysis showed up to \$62 million in property tax revenue generated at full build out of the development.

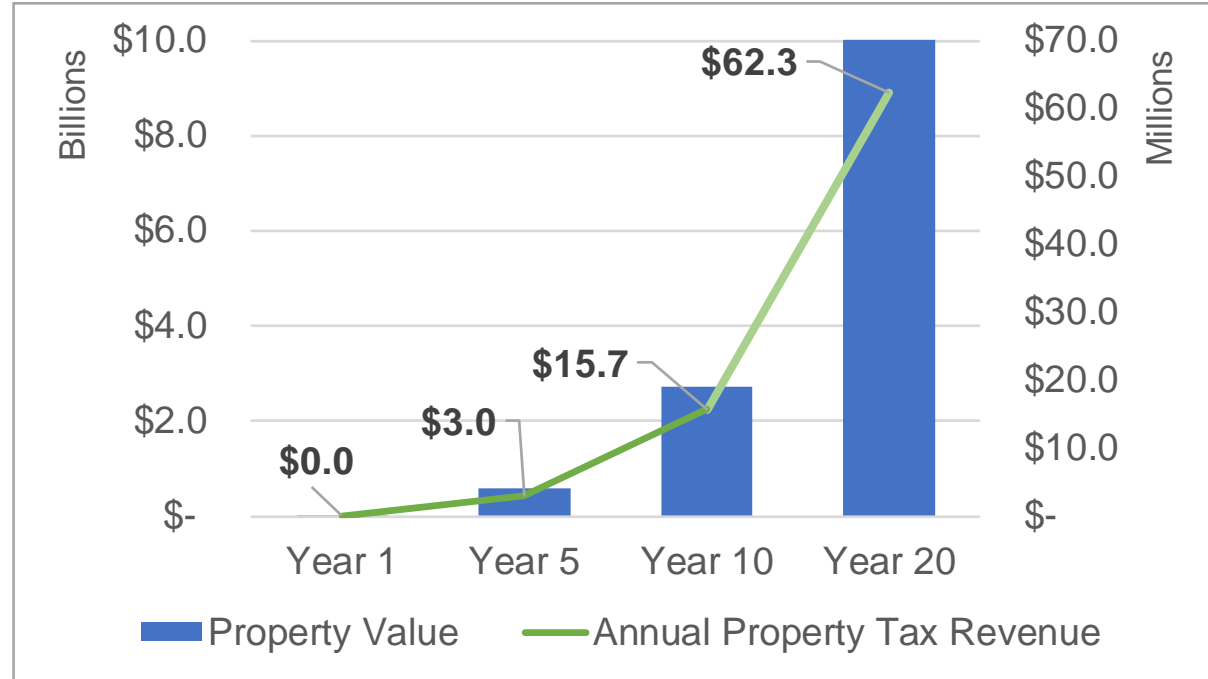
(20 year projection based on average industrial property value and current tax rate)



# Growth Projection

## Assumptions:

- Year 1 – No Change
- Year 5 – 15% Build Out
- Year 10 – 50% Build Out
- Year 20 – 100% Build Out
- Based on average industrial property value per acre and five-year growth rate
- Current Tax Rate 60.30¢
- Adjusted for Martindale Agreement



**This slide was prepared for and presented at the April 18, 2023 City Council Meeting**

In addition to the property tax revenue shown in the chart above, other revenue sources generated by the development would be in the form of new jobs, increase in sales taxes, and service needs from existing businesses.

# Annexation Schedule & Recommendation



- City Council Resolution (Approval of Service Agreement and set public hearing date): July 2, 2024
  - City Council Ordinance 1<sup>st</sup> Reading (Public Hearing): August 5, 2024
  - City Council Ordinance 2<sup>nd</sup> Reading: September 3, 2024
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- On August 5, 2024 City Council voted 4-3 to approve the annexation Ordinance on 1<sup>st</sup> Reading.
  - On August 20, 2024 City Council voted 7-0 to postpone the request.
  - Staff Recommends Approval.