

Hernandez, Amanda

From: Becky Collins <becky.collins@walton.com>
Sent: Friday, April 21, 2017 2:13 PM
To: Daniels, Charles; Mattingly, Shannon
Cc: Burke, Kevin; Mike Kamerlander; Adam Moore
Subject: Project Zircon PSA
Attachments: Zircon PSA Information 2017 04 21.pdf; Preferred Scenario Map Amendment Application FORM DRAFT.pdf

Dear Mr. Daniels and Ms. Mattingly,

This letter is to respectfully request the City Council's consideration of an application by Walton Texas, LP ('Walton') for a Preferred Scenario Amendment ('PSA'), outside of the twice-annual application window established by the Planning and Development Services Department.

Walton is the owner of approximately 495 acres in the south east part of the City of San Marcos, a property commonly referred to as the Gas Lamp project. The property is designated as "Medium Intensity" and "Area of Stability" under the City's comprehensive plan, and is zoned for SmartCode.

Walton is working with a spec office developer for 23.345 acres along Centerpoint Road (Project Zircon), as well as a potential future project that could bring Industrial, Manufacturing and Distribution projects on an additional 58 +- acres (for a total of approximately 81 acres). These economic development projects necessitate a change from the current zoning districts, and a corresponding change to the underlying Preferred Scenario designations.

On April 12, 2017, the Zircon team met with the various City representatives to better understand the items necessary to bring this exciting project from the concept to delivery stage. Walton will be requesting a change in zoning from Smart Code to a more appropriate zoning to allow the project to move forward, along with a Preferred Scenario Amendment. As stated above, a portion of the property is currently in the Medium Intensity zone, and the balance is in the Area of Stability. We will be requesting a change to Employment Center. I have attached a copy of the parcel's survey map that shows the existing Preferred Scenario in blue, and the request in a red color. I have also included the working draft of the Preferred Scenario Amendment Form.

We hope that the Staff and Council would look favorably on this request as we are working toward a goal of bringing quality jobs to San Marcos.

Please let me know if you would like to meet to discuss further or if you have any questions related to this request.

Best,

BECKY COLLINS

General Manager

Walton Development and Management | West USA
9811 South IH 35 Suite 4-200 | Austin, TX 78744
Main: 512.347.7070 ext. 2

Direct: 512.672.8682 | Mobile: 512.574-5332
Becky.Collins@Walton.com | Walton.com