



Discussion Item

PSA-25-01

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

Receive a staff presentation and discuss a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC, and Donald and Germaine Tuff, to amend the Preferred Scenario map 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 (J. Cleary)



Property Information

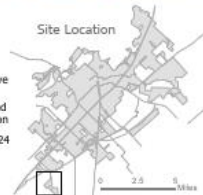
- Approximately 200 acres
- Located within both the City limits and the ETJ
- Surrounding Land Uses
 - Rural Residential
 - Power Plant (Hays Energy)
 - Vacant/ Agricultural
 - Cemetery



- Parcels
- Subject Property
- ETJ



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: 12/27/2024



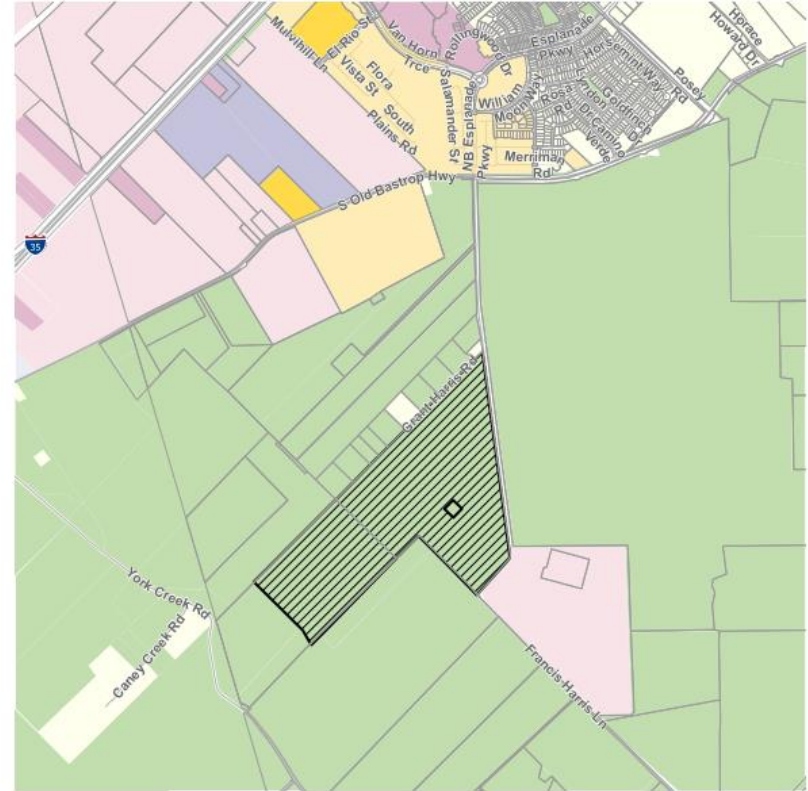
Request

- Amend the Preferred Scenario Map
- Conservation/ Cluster to Commercial/ Employment Low.
- Proposing to construct a Data Center.
- Related applications
 - ZC-25-02 (CD 2.5/ FD to LI)
 - AN-25-02 (Annexation of southwestern 60 acres)

PSA-25-01

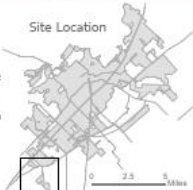
904 Francis Harris Lane Preferred
Scenario Amendment

Existing Preferred
Scenario Map



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: 1/2/2025

SAN MARCOS Planning and Development Services



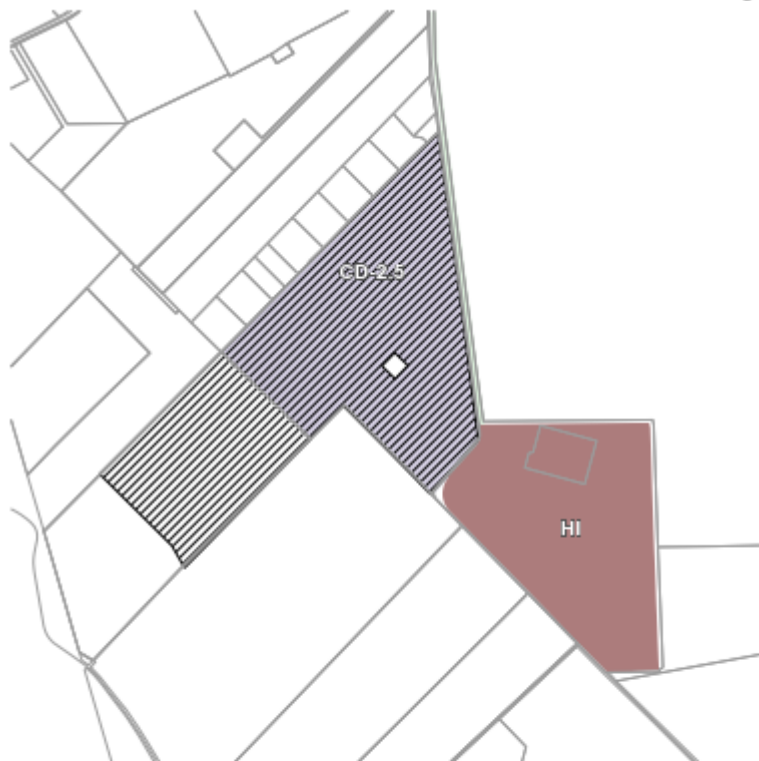


Current Designation “Conservation/Cluster”

- *“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.

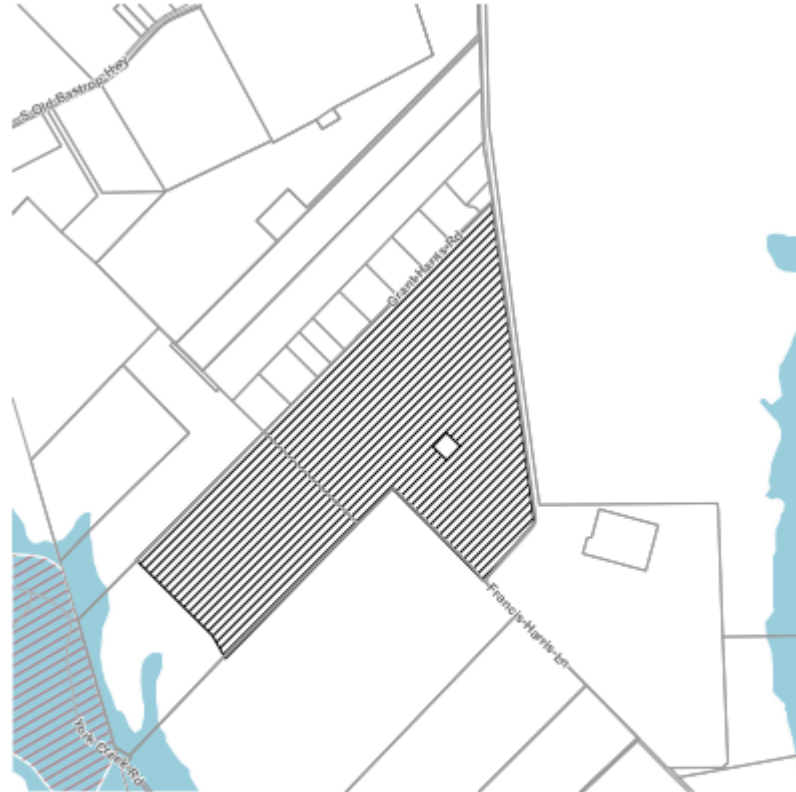


- Parcels
- Subject Property
- AR
- CD-2.5
- HI



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: 12/27/2024



- Parcels
- Subject Property
- Floodway
- 100 Year Floodplain



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.

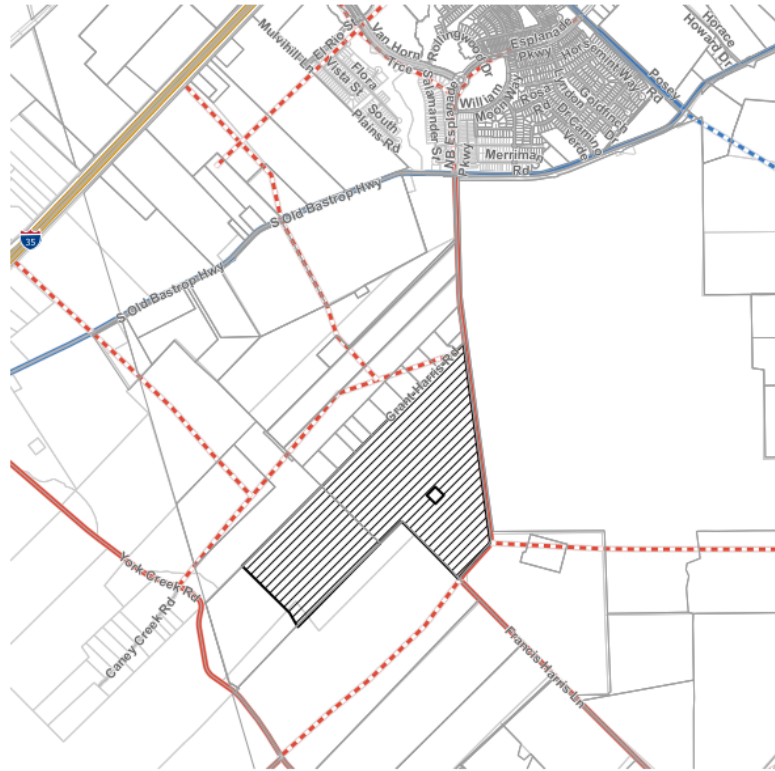
Date: 1/2/2025



PSA-25-01

904 Francis Harris Lane Preferred Scenario Amendment

Thoroughfare Plan



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



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: 1/2/2025

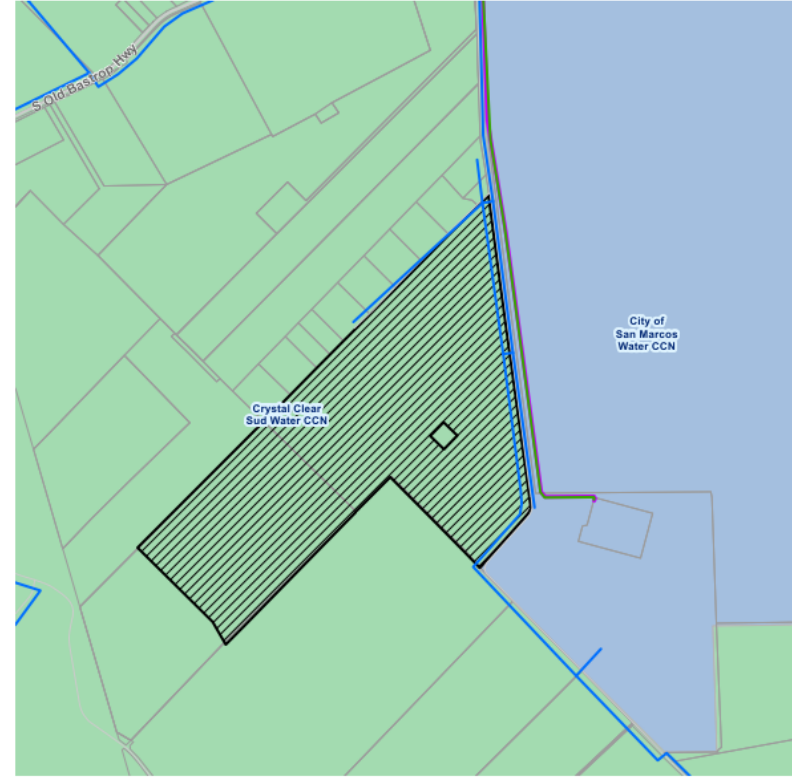
SAN MARCOS Planning and Development Services



Water & Wastewater

PSA-25-01

904 Francis Harris Lane Preferred Scenario Amendment



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



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: 1/6/2025

SAN MARCOS Planning and Development Services



Preferred Scenario Amendment Process



- February 11th Planning & Zoning Commission Update Item (no action)
- February 18th City Council Update item (no action)
- February 19th Neighborhood Commission Update Item (no action)
- February 25th Planning & Zoning Commission Public Hearing
- March 18th City Council Public Hearing (no action)
- April 1st City Council Public Hearing & First Reading
- April 15th City Council Ordinance Reconsideration (2nd Reading)