



# **PDA-23-01**

## **Las Colinas Development Agreement**

Consider approval, by motion, authorizing negotiations of a Development Agreement with Drenner Group, LLC, on behalf of CSW Las Colinas LP, for approximately 81.082 acres out of the Samuel Craft Sr Survey, Abstract No 89, in Hays County, Texas generally located between I-35 and Old Bastrop Highway approximately 850 ft west of the intersection between Old Bastrop Hwy and Esplanade Parkway, and consider the appointment of a Council Committee to review the aforementioned Development Agreement, if desired.



# Property Information

- Approximately 80 acres
- Located between I-35 and Old Bastrop Hwy, south of the Trace Development.
- Surrounding Uses
  - Residential
  - Vacant/ agricultural
- Developer proposing Warehouse and Distribution/ Manufacturing facility.

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Las Colinas Development Agreement  
Old Bastrop Hwy

Aerial



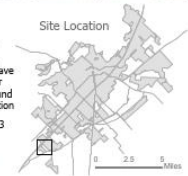
- Subject Property
- Parcel
- City Limit



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: 5/8/2023

SAN MARCOS Planning and Development Services

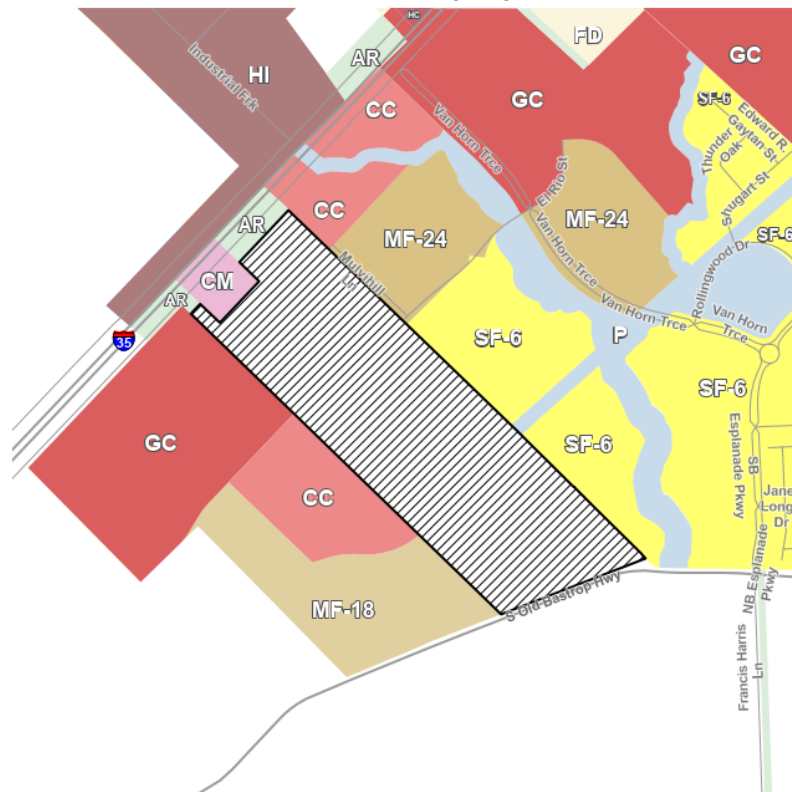


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Las Colinas Development Agreement  
Old Bastrop Hwy

Zoning



- Subject Property**
- AR
  - CC
  - FD
  - GC
  - HC
  - HI
  - MF-18
  - MF-24
  - P
  - SF-6
  - CM

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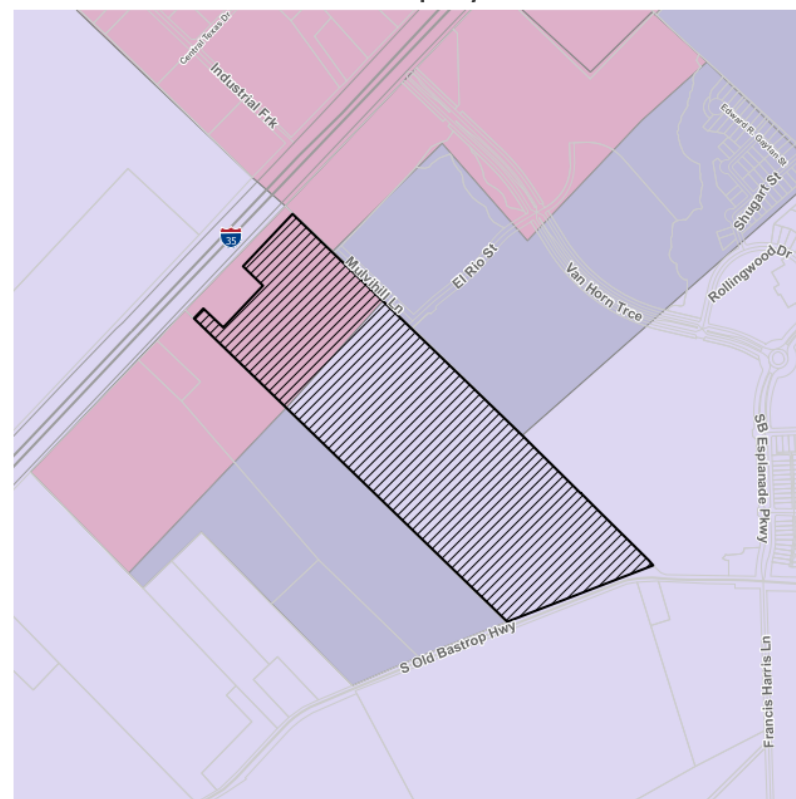
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Old Bastrop Hwy

Preferred Scenario



- Subject Property**
- Parcels
  - Employment Area
  - Medium Intensity
  - Low Intensity

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# Recommendation

- Staff recommends approval of initial authorization to negotiate the agreement amendment.
- Staff seeks direction on whether City Council desires to appoint a Committee.