City of San Marcos

THE CITY OF SAN MARCOS

Legislation Details (With Text)

File #:	ZC-18-21a	**Version:** 1	**Name:**	
Type:	Action Item	**Status:**	Passed	
File created:	12/18/2018	**In control:**	Planning and Zoning Commission	
On agenda:	1/8/2019	**Final action:**	1/8/2019	

Title: ZC-18-21(Smart Terminal) Hold a public hearing and consider a request to amend the City's official zoning map by zoning approximately 934 acres of land, out of the William Pettus Survey, Abstract No. 21, located in the City's ETJ near the intersection of State Highway 80 and FM 1984 to "HI" Heavy Industrial district. (T. Carpenter)

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-18-21 NotificationMap, 2. ZC-18-21 Aerial, 3. ZC-18-21 Staff Report PZ 1.08.pdf, 4. ZC-18-21 Zoning Map, 5. ZC-18-21 Flood Map, 6. ZC-18-21 Development Map, 7. ZC-18-21 WCCN, 8. Katerra 380 Agreement, 9. EX181204_4.0_SiteMap, 10. Robertson Opposition, 11. ZC-18-21 Presentation 1.08.pdf

Date	Ver.	Action By	Action	Result
1/8/2019	1	Planning and Zoning Commission	approved	Pass

AGENDA CAPTION:

ZC-18-21(Smart Terminal) Hold a public hearing and consider a request to amend the City's official zoning map by zoning approximately 934 acres of land, out of the William Pettus Survey, Abstract No. 21, located in the City's ETJ near the intersection of State Highway 80 and FM 1984 to "HI" Heavy Industrial district. (T. Carpenter)

Meeting date: January 8, 2019

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: N/A
Account Number: N/A
Funds Available: N/A
Account Name: N/A

Fiscal Note:

Prior Council Action: Click or tap here to enter text.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

☒ Economic Development - Promote & Support Potential of San Marcos Regional Airport

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

☐ Parks, Public Spaces & Facilities - Choose an item.

☐ Transportation - Choose an item.

☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The subject property is currently located outside the City Limits in the Extraterritorial Jurisdiction (ETJ). This zoning request is being processed concurrently with an annexation request for the property. A full annexation and zoning timeline is attached to this report.

Maxwell Water Supply Corporation and the City of San Marcos will provide water service. The City of San Marcos will provide wastewater service. Bluebonnet Electric Cooperative will provide electric service.

The Planning & Zoning Commission held a public hearing and recommended denial of this request at their meeting on December 11, 2018. Additional information has been provided since the original action was taken and will be presented during the public hearing. This zoning change request will only be reconsidered if the Commission votes affirmatively to reconsider the item earlier on this meeting's agenda.

Heavy Industrial is indicated as "not preferred" on table 4.1, therefore, further scrutiny is required to determine consistency with the Comprehensive Plan. However, due to the property's location between the airport and two major highways and its adjacency to rail, staff finds that Heavy Industrial Uses, such as what is being proposed with Smart Terminal Site, are suitable at this location.

Council Committee, Board/Commission Action:

 A portion of this development received approval of a Chapter 380 Economic Development Incentive

Agreement by City Council on October 16, 2018. In this agreement, Katerra has agreed to create 542 jobs and invest $109 million in personal and real property.

<u>Alternatives:</u>

Click or tap here to enter text.

<u>Recommendation:</u>

Staff recommends **<u>approval</u>** of the request.