



Legislation Details (With Text)

File #: ID#23-350 **Version:** 1 **Name:**
Type: Action Item **Status:** Individual Consideration
File created: 5/8/2023 **In control:** City Council
On agenda: 6/6/2023 **Final action:**
Title: Consider approval, by motion, authorizing negotiation of a Development Agreement with the Las Colinas LP, or other owner of approximately 81.082 acres of land in Hays County, generally located between I-35 and Old Bastrop Highway, approximately 850 feet west of the intersection between Old Bastrop Highway and Esplanade Parkway, and consider the appointment of a Council Committee to review the Development Agreement, if desired.

Sponsors:

Indexes:

Code sections:

Attachments: 1. PDA-23-01 Presentation, 2. PDA-23-01 Maps, 3. PDA-23-01 Application Documents

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

AGENDA CAPTION:

Consider approval, by motion, authorizing negotiation of a Development Agreement with the Las Colinas LP, or other owner of approximately 81.082 acres of land in Hays County, generally located between I-35 and Old Bastrop Highway, approximately 850 feet west of the intersection between Old Bastrop Highway and Esplanade Parkway, and consider the appointment of a Council Committee to review the Development Agreement, if desired.

Meeting date: June 6, 2023

Department: Planning and 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: N/A

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

N/A

N/A

N/A

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

- ☐ Economic Development - Choose an item.
- ☐ 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.
- ☐ Core Services
- ☒ Not Applicable

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

Vision San Marcos - A River Runs Through Us

Background Information:

The City has received a request for a Development Agreement to establish construction standards for an approx. 80-acre tract located immediately to the south of the Trace development between the I-35 N Frontage Road and Old Bastrop Highway, currently located in the ETJ. The applicant is proposing to develop the site for a warehouse and manufacturing use with a Light Industrial Base Zoning District. A draft development agreement was submitted as part of the application and is included in the packet. The submitted development agreement includes, among other things, the establishment of a base zoning district of Light Industrial with the exclusion of certain "Waste-Related", "Vehicle Service" and food and beverage/brewery uses. Applications for Development Agreements should be considered under [Chapter 2, Article 4, Division 3 <https://user-3vpeqil.cld.bz/San-Marcos-Development-Code-effective-November-3-2021/40/>](https://user-3vpeqil.cld.bz/San-Marcos-Development-Code-effective-November-3-2021/40/) of the Land Development Code.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

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