



## Legislation Text

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**File #:** ID#15-396, **Version:** 1

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### **AGENDA CAPTION:**

**7:00PM** Receive a Staff presentation and hold the second of two Public Hearings to receive comments for or against granting a petition by Highpointe Communities for voluntary annexation and annexing for all purposes, a 417.630 +/- acre tract of land out of the William H. Van Horn Survey, Abstract No. 464, Hays County, Texas. Being a portion of those certain 100.22 Acre, 67.53 Acre, 248.77 Acre, and 5.01 Acre Tracts Conveyed to JOQ - San Marcos Ventures L.P. by Deed of Record in Volume 1820, Page 715, of the Official Public Records of Hays County, Texas. Generally located on the east side of IH 35, south side of Posey Road and east side of Old Bastrop Road.

**Meeting date:** July 7, 2015 - 1<sup>st</sup> Public Hearing  
July 21, 2015 - 2<sup>nd</sup> Public Hearing

**Department:** Planning and Development Services

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

**CITY COUNCIL GOAL:** Economic Development; Quality of Life and Place

**COMPREHENSIVE PLAN ELEMENT(s):** Land Use: Goal 1; Neighborhoods & Housing: Goal 4; Economic Development: Goal 4

**BACKGROUND:** This is a voluntary annexation request submitted by Highpointe Communities for approximately 417.630 acres for a mixed-use development. The site is generally located on the east side of IH-35 and south side of Posey Road, at the southern edge of the City of San Marcos, and will also be bordered by Old Bastrop Highway. The majority of the site is located within the City's Extra-Territorial Jurisdiction (ETJ). Highpointe Communities (Trace) has also requested Planned Development District (PDD) zoning and the creation of a Public Improvement District (PID) to finance the infrastructural needs of the development.

The location of the Trace development will make it a southern gateway into the City of San Marcos. The project is planned to consist of employment center uses, commercial uses, and a mixture of residential uses. Trace anticipates approximately 995 single-family and 850 multi-family units. Employment Center and commercial uses will be located adjacent to I-35 and provide transition into the residential neighborhoods. Since the project is located outside of the Loop 110 Transportation Reinvestment Zone, ad valorem and sales

tax revenue will go to the City of San Marcos.

The PDD zoning request and proposed Public Improvement District (PID) will be processed concurrently with annexation proceedings. The PDD will incorporate a number of enhanced design and development standards above and beyond Land Development Code regulations. The PID is proposed to consist of two phases and authorize the funding of improvements including streets, drainage, water and waste water, traffic signals, trails systems, landscaping, and public art. Completion of the annexation process and approval of a Service and Assessment Plan for the District will be coordinated with Council review and action regarding the PDD and the PID requests.

**This is a public hearing only and no action is required at this time. Below is the schedule for proceeding with this annexation request:**

**First Public Hearing Date and Time:** July 7, 2015; 7:00 p.m.

**Second Public Hearing Date and Time:** July 21, 2015; 7:00 p.m.

**First Ordinance Reading Date and Time:** August 14, 2015; 12:00 p.m.

**Second Ordinance Reading Date and Time:** September 15, 2015; 6:00 p.m.