



Legislation Text

File #: Ord. 2019-02, **Version:** 1

AGENDA CAPTION:

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-02, amending the official zoning map of the City by designating approximately 934.34 acres of land, comprised of six tracts of land out of the William Pettus Survey, Abstract No. 21 and located along State Highway 80 and FM 1984 as "HI" Heavy Industrial District; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2019-02, on the first of two readings.

Meeting date: January 15, 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: N/A

City Council Strategic Initiative: [Click or tap here to enter text.](#)

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s):

- ☒ 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.
- ☐ Not Applicable

Master Plan: N/A

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. Since additional information was since the original action was taken the Planning & Zoning Commission reconsidered the item at their January 8, 2019 meeting. The Commission recommended approval at this meeting.

Approximately 66 acres of this development received approval of a Chapter 380 Economic Development Incentive Agreement by City Council on October 16, 2018. This agreement provides tax incentives and waives certain development standards for this portion of the property. In return, the developer must employ at least 542 persons and invest at least \$109 million in the project.

The developer he is requesting Heavy Industrial for the entire property to be able to offset the cost of constructing rail infrastructure through the property.

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.

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Council Committee, Board/Commission Action:

At their January 8, 2019 meeting, the Planning & Zoning Commission recommended **approval** of the request 8-1.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends **approval** of the request.