

AGENDA ITEM REQUEST FORM

Hays County Commissioners Court

Tuesdays at 9:00 AM

Request forms are due in Microsoft Word Format via email by 2:00 p.m. on Wednesday.

AGENDA ITEM

Discussion and possible action to call for a public hearing on proposed Transportation Reinvestment Zone (TRZ) Number One for September 17, 2013.

ITEM TYPE

ACTION-ROADS

MEETING DATE

September 3, 2013

AMOUNT REQUIRED

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LINE ITEM NUMBER

AUDITOR USE ONLY

AUDITOR COMMENTS:

PURCHASING GUIDELINES FOLLOWED: N/A

AUDITOR REVIEW: N/A

REQUESTED BY

Michael J. Weaver

SPONSOR

INGALSBE

CO-SPONSOR

CONLEY

SUMMARY

This action will approve calling a Public Hearing on proposed TRZ Number One for September 17, 2013. The Court conducted a workshop on Hays County TRZ's Phase One Analyses on March 19, 2013. Since that time, the County's consultants have refined the analyses and the County has conducted continued coordination with the City of San Marcos on the creation of both a Hays County TRZ and a San Marcos County TRZ. Revenues realized from the proposed TRZ's would be dedicated to repaying a State Infrastructure Bank (SIB) loan. Proceeds from the SIB loan would be used to fund construction of the FM 110 project under development by the County from SH 123 to Yarrington Road at Interstate 35. The SIB loan application submitted by the County is under review by TxDOT.

FILED: 09 03 13

HAYS COUNTY COMMISSIONERS' COURT
Resolution # 28280 VOL V PG 227

HAYS COUNTY COMMISSIONERS COURT

NOTICE OF PUBLIC HEARING FOR PROPOSED TRANSPORTATION REINVESTMENT ZONE, NUMBER ONE

NOTICE IS HEREBY GIVEN that at 10:00 a.m. on September 17, 2013, a Public Hearing will be held by the Hays County Commissioners Court (the "County") in the Hays County Courthouse, Room 301, 712 South Stagecoach Trail, San Marcos, TX 78666 to receive comments from interested individuals regarding the creation of "Transportation Reinvestment Zone Number One, County of Hays" (the "Zone") and the benefits of the Zone to the County and to property in the Zone. Creation of the Zone will have no direct impact on ad valorem tax rates on property located within the Zone.

The proposed Zone consists of an area located entirely within the County and encompassing approximately 29 square miles. The Zone is intended to support improvements to, and the extension and expansion of, FM 110. The proposed boundaries of the Zone were developed by generally using a one-mile buffer off the centerline (a two-mile width) of the proposed alignment of FM 110, with various adjustments to that width in different parts of the Zone. The proposed boundaries of the Zone are described as follows:

Part 1 – Approximately 17,879 acres (27.9 square miles)

BEGINNING at the most westerly corner of the San Marcos Factory Stores, LTD. called 45.07 acre tract, being on the existing east right-of-way line of IH 35;

THENCE Northeasterly, along the said existing east right-of-way line of IH 35 to the northwest corner of the Capitol City Oil Company, Inc. called 4.33 acre tract;

THENCE Easterly, to the northeast corner of the said Capitol City Oil Company, Inc. 4.33 acre tract, being on the existing northwest right-of-way line of East Post Road;

THENCE Southeasterly, crossing East Post Road to the north corner of Lot 86, Quail Ridge Subdivision, and continuing southeasterly to the northeast corner of Lot 45, Quail Ridge Subdivision;

THENCE Southwesterly, to the north corner of the FM 158 Land, LTD. called 203.538 acre tract;

THENCE Southeasterly, to the west corner of the LaSalle Holdings, LTD. called 100.11 acre tract;

THENCE Northeasterly, to the north corner of the LaSalle Holdings, LTD. called 100.11 acre tract, being on the existing south right-of-way line of Yarrington Road;

THENCE Southeasterly, with the said south right-of-way line of Yarrington Road, to the southeast corner of the LaSalle Holdings, LTD. called 56.257 acre tract, being on the existing northwest right-of-way line of SH 21;

THENCE Southwesterly, with the existing northwest right-of-way line of SH 21 to the south corner of the Quail Creek Country Club, being on the north right-of-way line of an existing railroad right-of-way;

THENCE Easterly, over and across SH 21 to the west corner of a called 1.78 acre tract, ownership indeterminate, being on the existing east right-of-way of SH 21;

THENCE Northeasterly, to the north corner of said called 1.78 tract;

THENCE Southerly, over and across said existing railroad right-of-way, continuing along the existing west right-of-way line of North Old Bastrop Highway to the San Marcos River;

THENCE Easterly, with the meanders of the San Marcos River to the most southerly northeast corner of the Robert Mayo and Kirby Mayo called 70.788 acre tract;

THENCE Southwesterly, to the most southerly corner of the Cottonwood Creek JDR, LTD. called 132.238 acre tract;

THENCE Northwesterly, to the most easterly southwest corner of the said 132.238 acre Cottonwood Creek JDR, LTD. tract;

THENCE Westerly, to the most southerly southwest corner of the said 132.238 acre Cottonwood Creek JDR, LTD. tract;

THENCE Northerly, to the most northerly southwest corner of the said 132.238 acre Cottonwood Creek JDR, LTD. tract;

THENCE Westerly, to the most westerly southwest corner of the said 132.238 acre Cottonwood Creek JDR, LTD. tract, being on the existing east right-of-way line of SH 123;

THENCE Westerly, over and across SH 123, to the existing westerly right-of-way line of SH 123, being the east line of the Cottonwood Creek JDR, LTD. called 49.39 acre tract;

THENCE Southerly, to the southeast corner of the said Cottonwood Creek JDR, LTD. called 49.39 acre tract;

THENCE Westerly, to the southwest corner of the said Cottonwood Creek JDR, LTD. called 49.39 acre tract;

THENCE Northwesterly, to the southeast corner of El Camino Way Drive right-of-way line;

THENCE Southwesterly, to the south corner of the Kenneth Herring called 4.85 acre tract;

THENCE Northwesterly, to the west corner of the said Kenneth Herring called 4.85 acre tract, being on the southeast line of the Sherry Leanne Spaar called 5.01 acre tract;

THENCE Southwesterly, to the southwest corner of the said Sherry Leanne Spaar called 5.01 acre tract;

THENCE Southeasterly, to the southeast corner of the Mathew Raymond and Mau Rasmey called 23.03 acre tract;

THENCE Westerly, to the southwest corner of the Albert Soto called 4.808 acre tract;

THENCE Northerly, to the southeast corner of the Ramon and Otilia Ortunio called 2.00 acre tract;

THENCE Southwesterly, to the southwest corner of the said Ramon and Otilia Ortunio called 2.00 acre tract;

THENCE Southerly, to the southeast corner of the Pete Natal called 8.03 acre tract;

THENCE Westerly, to the southwest corner of the said Pete Natal called 8.03 acre tract;

THENCE Northwesterly, to the west corner of the Alonzo and Beatrice Natal called 0.98 acre tract, being on the existing southeast right-of-way line of South Old Bastrop Road, continuing over and across South Old Bastrop Road to the northwest right-of-way line of South Old Bastrop Road, being the southeast line of the Walton Texas, LP called 495.23 acre tract;

THENCE Southwesterly, to the south corner of the said Walton Texas, LP called 495.23 acre tract;

THENCE Northwesterly, to an interior ell corner of the said Walton Texas, LP called 495.23 acre tract;

THENCE Southwesterly, to the most southerly southwest corner of the said Walton Texas, LP called 495.23 acre tract, being on the existing northeast right-of-way line of Centerpoint Road;

THENCE Northwesterly, to the west corner of the said Walton Texas, LP called 495.23 acre tract;

THENCE Northeasterly, to the south corner of the San Marcos Hospitality, Inc. tract, called Lot C, Center Point Court Subdivision;

THENCE Northwesterly, to the west corner of the Center Point Court, LP tract, called Lot B, Center Point Court Subdivision;

THENCE Southwesterly, to the south corner of the San Marcos Factory Stores, LTD. called 7.8109 acre tract, being on the said existing northeast right-of-way line of Centerpoint Road;

THENCE Northwesterly, to the west corner of the said San Marcos Factory Stores, LTD. called 7.8109 acre tract,

THENCE Northeasterly, to the most easterly south corner of the said San Marcos Factory Stores, LTD. called 45.07 acre tract;

THENCE Northwesterly, to an interior ell corner of the said San Marcos Factory Stores, LTD. called 45.07 acre tract;

THENCE Southwesterly, to the most easterly southwest corner of the said San Marcos Factory Stores, LTD. called 45.07 acre tract, being on the said existing northeast right-of-way line of Centerpoint Road;

THENCE Northwesterly, to the most westerly southwest corner of the said San Marcos Factory Stores, LTD. called 45.07 acre tract;

THENCE Northeasterly, to an interior ell corner of said San Marcos Factory Stores, LTD. called 45.07 acre tract;

THENCE Northwesterly, to the **POINT OF BEGINNING.**

Part 2 – Approximately 820 acres (1.3 square miles)

BEGINNING at the south corner of the Chuck Nash Chevrolet Buick, Inc. called Lot 1, Nash Subdivision, being on the existing west right-of-way line of IH 35;

THENCE Northwesterly, to the most southerly west corner of the said Chuck Nash Chevrolet Buick, Inc. tract;

THENCE Southwesterly, to the Blanco River;

THENCE Northwesterly, with the meanders of the Blanco River to the most westerly corner of the SLF II – Hwy 360 & Camp Wisdom, LP called 50.339 acre tract, being on the existing east right-of-way line of Post Road;

THENCE Northwesterly, over and across Post Road and an existing Rail Road to the south corner of the Carma Blanco Vista, LLC called 421.666 acre tract;

THENCE Northwesterly, to the existing east right-of-way line of Blanco Vista Boulevard;

THENCE Northwesterly, over and across Blanco Vista Boulevard, to the southeast corner of the Carma Blanco Vista, LLC called Lot 18, Block A, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Westerly, to the southwest corner of said Lot 18, Block A, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Northeasterly, to the north corner of said Lot 18, Block A, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Northwesterly, to the west corner of the Homes by AVI, LP called Lot 15, Block A, Blanco Vista Tract I Section A & School Tract Subdivision, being on the existing east right-of-way line of Irvin Drive;

THENCE Northerly, with the said existing east right-of-way line of Irvin Drive to the southwest corner of the Dennis and Kimberly Franchione called Lot 9, Block A, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Westerly, over and across said Irvin Drive, to the southwest corner of the Pacesetter Homes, LP called Lot 18, Block C, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Northerly, to the northwest corner of said Lot 18, Block C, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Easterly, to the southwest corner of the Homes by AVI, LP called Lot 2, Block C, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Northerly, over and across Gladney Drive to the southwest corner of the Homes by AVI, LP called Lot 8, Block B, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Northwesterly, to the southwest corner of Carma Blanco Vista, LLC called Lot 7, Block B, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Northerly, to the southeast corner of the Pacesetter Homes, LP called Lot 13, Block B, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Westerly, to the southwest corner of said Lot 13, Block B, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Northerly, to the northwest corner of said Lot 13, Block B, Blanco Vista Tract I Section A & School Tract Subdivision, and continuing over and across Old Settlers Drive to the south line of the Hays CISD called Lot 1, Block F, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Northwesterly, to the southeast corner of said Lot 1, Block F, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Northerly, to the northwest corner of said Lot 1, Block F, Blanco Vista Tract I Section A & School Tract Subdivision;

THENCE Southeasterly, to the southwest corner of the Blanco Vista Residential Owners Assn, Inc. called Lot 1, Block H, Blanco Vista Phase 1-A Subdivision;

THENCE Northeasterly, to the north corner of said Lot 1, Block H, Blanco Vista Phase 1-A Subdivision, being on the southwest right-of-way line of Trail Ridge Pass;

THENCE Northeasterly, over and across Trail Ridge Pass, to the west corner of the Carma Blanco Vista, LLC called 421.666 acre tract, being on the existing northeast right-of-way line of Trail Ridge Pass;

THENCE Northwesterly, to the west corner of the Carma Blanco Vista, LLC called 421.666 acre tract;

THENCE Northeasterly, to the north corner of the said Carma Blanco Vista, LLC called 421.666 acre tract;

THENCE Southeasterly, to the east corner of the said Carma Blanco Vista, LLC called 421.666 acre tract, being on the existing west right-of-way line of Blanco Vista Boulevard;

THENCE Northeasterly, along the said existing west right-of-way line of Blanco Vista Boulevard, to the west corner of the Carma Texas, Inc. called 0.36 acre tract;

THENCE Northeasterly, to the north corner of the said Carma Texas, Inc. called 0.36 acre tract;

THENCE Southeasterly, to the most westerly southwest corner of the Aztec Village/Oakhill Community, LLC called 9.88 acre tract;

THENCE Northwesterly, to the west corner of the W R Rogers called 9.096 acre tract;

Additional information concerning the Zone and its proposed boundaries may be obtained upon request by contacting the office of Commissioner Debbie Ingalsbe at (512) 393-2243. A copy of the map depicting the proposed boundaries of the Zone may be viewed at <http://www.co.hays.tx.us/>.

All interested citizens are invited to attend this Public Hearing and to speak for or against the designation of the Zone and/or its boundaries.

The County encourages compliance with the Americans with Disabilities Act (ADA) in the conduct of all public meetings. To that end, persons with disabilities who plan to attend this Public Hearing and who may need auxiliary aids such as an interpreter for a person who is hearing impaired are requested to contact the Hays County Judge's Office at (512) 393-2205 as soon as the meeting is posted (72 hours before the meeting) or as soon as practical so that appropriate arrangements can be made. While it would be helpful to receive as much advance notice as possible, Hays County will make every reasonable effort to accommodate any valid request regardless of when it is received. Braille is not available.