Legislation Details (With Text)

File #:	Res. 2026-215R	**Version:**	1	**Name:**	
Type:	Resolution			**Status:**	Individual Consideration
File created:	11/13/2026			**In control:**	City Council
On agenda:	12/1/2026			**Final action:**	
Title:	Receive a Staff presentation and hold a public hearing to receive comments for or against Resolution 2026-215R, approving an amendment to the Development Agreement with Franklin Mountain San Marcos 1, LP, in connection with the TriTexas, formerly Smart Terminal and AXIS Logistics development governing approximately 2,017 acres of land generally located between State Highway 80 and the Union Pacific Railroad, and between FM 110 and State Highway 142, to remove approximately 319.589 acres of land from the Development Agreement; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; authorizing a new development agreement for such released land to be combined with abutting tracts for a single development of approximately 611 acres, subject to a presentation to the Planning and Zoning Commission; and declaring an effective date; and consider approval of Resolution 2026-215R. (PROJECT HERCULES)				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. Project Hercules Overview Presentation, 2. PDA-22-07(B) Presentation, 3. Agreement, 4. PDA-22-07(B) Resolution Exhibit A: Removal Tract, 5. PDA-22-07(B) Resolution Attachment 1: Concept Plan, 6. PDA-22-07(B) Maps, 7. PDA-22-07(B) Application Documents				

Date	Ver.	Action By	Action	Result

AGENDA CAPTION:

Receive a Staff presentation and hold a public hearing to receive comments for or against Resolution 2026-215R, approving an amendment to the Development Agreement with Franklin Mountain San Marcos 1, LP, in connection with the TriTexas, formerly Smart Terminal and AXIS Logistics development governing approximately 2,017 acres of land generally located between State Highway 80 and the Union Pacific Railroad, and between FM 110 and State Highway 142, to remove approximately 319.589 acres of land from the Development Agreement; authorizing the City Manager, or her designee, to execute the agreement on behalf of the city; authorizing a new development agreement for such released land to be combined with abutting tracts for a single development of approximately 611 acres, subject to a presentation to the Planning and Zoning Commission; and declaring an effective date; and consider approval of Resolution 2026-215R. (PROJECT HERCULES)

Meeting date: December 1, 2026

Department: Planning & Development Services

Amount & Source of Funding

Funds Required: n/a
Account or Project Number (C = CIP funds): n/a
Funds Available: n/a
Account Name: n/a

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Fiscal Note:

Prior Council Action: The SMART Terminal Development Agreement was originally approved by City Council in 2019. Amendments to the Agreement were subsequently approved by City Council on January 17, 2023 (2023-20R) to add additional acreage to the agreement. In April 2023 a minor change, in accordance with the Development Agreement, was approved administratively to update Exhibit B, Conceptual Land Use Plan and Exhibit G, Cut-Fill Exhibit.

City Council Strategic Initiative:

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s):

N/A Arts and Culture - Choose an item.

N/A Economic Development - Choose an item.

N/A Environment & Resource Protection - Choose an item.

N/A Housing + Neighborhoods - Choose an item.

N/A Land Use + Community Design and Character - Choose an item.

N/A Parks & Public Spaces + Health, Safety & Wellness - Choose an item.

N/A Transportation - Choose an item.

N/A Core Services

N/A Not Applicable

Master Plan: n/a

Background Information:

The property owner is requesting to amend the existing SMART Terminal Development Agreement, currently known as the TriTexas development, to remove approximately 319.589 acres of land (The Removal Tract) from the existing Development Agreement (currently 2,017 acres). The existing SMART Terminal (TriTexas) Development Agreement is partially within the San Marcos City Limits and partially within the San Marcos Extraterritorial Jurisdiction (ETJ).

Proposed Daimler Truck Development Agreement (Project Hercules)

The approximately 319 acres (The Removal Tract) is requested by Project Hercules representatives to be

included in a new Development Agreement that also includes approximately 292 acres directly south of the Removal Tract. The total size of the proposed Development Agreement is approximately 611 acres and is to facilitate the construction of a potential medium and heavy-duty truck manufacturing facility known as Project Hercules (Daimler Truck of North America). The proposed new Development Agreement will not modify any current standards and/or provisions included in the current SMART Terminal (TriTexas) Development Agreement. The proposed new Development Agreement will include standards and provisions including those outlined in a proposed Chapter 380 Economic Incentive Agreement and Interlocal Agreement with Caldwell County.

Per the San Marcos Development Code, a Development Agreement (DA) requires Initial Authorization by the City Council, which is requested as part of this item. If authorized by City Council, a Planning and Zoning Commission informational presentation regarding this new Development Agreement will be held at the December 8, 2026 Planning and Zoning Commission meeting, followed by a Council public hearing and consideration at the December 15, 2026 Council meeting.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

n/a

Recommendation:

Staff recommends **approval** of the SMART Terminal (TriTexas) Development Agreement amendment as presented.

Staff recommends **approval** of authorization of the Daimler Truck Development Agreement.

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