

Subscribe to the Mercury's daily local news headlines by email + breaking news alerts. It's free. No kidding.

RSS for Posts Subscribe by e-mail Follow on Twitter Connect on Facebook

Search in site...



- ShopSMTX
- Business
- San Marcos
- Texas State
- Hays County
- Schools
- Crime
- Texas
- Sports
- Scene
- MercuryPro
- Bobcat Magazine
- Events
- Real Estate
- Staff
- Advertise
- Weather
- Save Big On Textbooks

San Marcos, Kyle at odds over proposed truck stop

09/23/2013 Filed under Business, Featured, Kyle and Buda, News, Real Estate, San Marcos, The Corridor Posted by Brad Rollins



Cypress-based PGI Investment's plans or property it owns on Interstate 35 at Yarrington Road include a major truck stop. RENDERING VIA CITY OF KYLE

Yarrington Road truck stop (proposed)

City limits

- KYLE
- SAN MARCOS

Proposed development

- Kyle Travel Center

Existing development

- Blanco River Ranch
- Blanco River Crossing
- Blanco Vista
- CFAN
- United Technologies Aerospa...

by BRAD ROLLINS

A developer's plans for a retail center anchored by a major interstate truck stop at Yarrington Road has so riled residents of proximate neighborhoods that San Marcos City Manager Jim Nuse last week preemptively

amazon

Football Kickoff 2013
Gear up for gameday

> Get links now

Conley

Car Wash & Express Lube

The One Stop Car Spot!

FREE Express Car Wash
When you purchase
Full Service Oil Change!

512-805-7500

Contact me.

Glenn Wier
2575 South I.H. 35
Ste. 101
San Marcos, TX 78666
(512) 392-6801

Average annual per household savings based on a national 2009 survey of new policyholder who reported savings by switching to state farm.

Related Stories

- Border war: San Marcos, Kyle tussle over territory | 05/04/2011
- San Marcos, Kyle and Buda deny CenterPoint rate hike | 01/12/2011
- Updated: Developer to try again on Retreat at San Marcos | 03/21/2011
- San Marcos council okays Cape's Camp park, apartments | 01/07/2013
- Mayoral candidates differ on development proposals | 10/04/2010

MercuryPro Login

Username

Password

Remember Me

Subscribe to the Mercury's daily local news headlines by email + breaking news alerts. It's free. No kidding.

Subscribe Now

"Recently, San Marcos has completed its Comprehensive Master Plan. Based on the proposed truck stop at the intersection of Yarrington Road and IH 35 access road, San Marcos does not feel this use supports our future Master Plan or is in our best interest," Nuse wrote to Kyle City Manager Larry Lambert on Sept. 18.

Residents of the nearby Blanco Vista and Blanco River Ranch subdivisions are considerably less understated in their opposition to Cypress-based PGI Investment's plans to build an 18,000-square-foot truck service center with spaces to accommodate 221 big rigs. If the developer's request is approved, the remainder of the 47.7-acre tract will be filled out with a 14,000-square-foot convenience store, 10 pad sites for retail or office buildings and a 210-unit apartment complex.

» Read the full story + download development documents. Join MercuryPro.

Tweet 3 Recommend 35 Send Email Print

10 Responses to San Marcos, Kyle at odds over proposed truck stop

Dano

09/23/2013 - 12:59 pm

Who would ever dream of building a truck stop right alongside the interstate? Especially right next to an exit like that? What a ridiculous concept!!!

Hey San Marcos, I hear they're planning the same thing in northern Illinois somewhere – maybe we should go tell them what to do too!

Lila Knight

09/23/2013 - 1:19 pm

This project does not meet the character and intent of Kyle's Comprehensive Plan either.

Brigitte Tait

09/23/2013 - 1:37 pm

I would like to know how Mayor Lucy Johnson would react if a monster truck stop was built in her back yard?

Jim Tait

09/23/2013 - 2:04 pm

Development of the Yarrington property should be rethought, without the 200 idling big rigs. Build the reputation of Kyle by developing consistent with the natural aspects of the property, a natural spring that has flowed throughout the drought, and a number of old Oaks just waiting to reveal themselves to passersby.

cole

09/23/2013 - 2:18 pm

it cannot possibly be up for discussion for a truckstop, where will our students live?

Dano

09/23/2013 - 2:39 pm

Maybe if Mayor Johnson's backyard was IH 35, she might expect all sorts of things to go there.....but my guess is that she wasn't naive enough to buy there with the hopes that nothing would ever be built nearby.....

Lila Knight

09/23/2013 - 2:43 pm

That's what makes cities great – people like Dano who only think about themselves.

Dano

09/24/2013 - 7:38 am

I'll admit, you stumped me Lila. What have I said about the truck stop that has anything to do with me?

In your mind, are people only capable of having opinions when they're self serving?

It just seems to me that if there were ever anyplace on Earth that would be a good fit for a truck stop, right next to a major exit on one of the busiest highways in America just might be it.....and I haven't seen anyone even attempt to challenge that assertion. All I get are ad hominem attacks from the usual suspects.

Look, I'm really sorry all of those doctors and lawyers won't have their unobstructed view of I35 from their half million dollar

posthaste. Sign up here.

The San Marcos Mercury
Like

2,122 people like The San Marcos Mercury.

Facebook social plugin

Bobcat Magazine
Like

853 people like Bobcat Magazine.

Facebook social plugin

Subscribe to the Mercury's daily local news headlines by email + breaking news alerts. It's free. No kidding.

Subscribe Now

09/24/2013 - 8:11 am



Dano, it's really not a NIMBY issue. Our cities have Comprehensive Plans to formulate a vision of what their citizens (as a whole) want their city to be in the future and to guide their future growth.

In the City of Kyle Comprehensive Plan, this particular intersection is a Regional Node that "should be designed as an entryway into Kyle with elements that are symbolic of Kyle.... it should represent the character and identity of Kyle, and signal these traits to the surrounding community."

You can read more. It's on pages 158-159.

I am certain there are numerous places along I-35 that would be better suited for such a large truck stop and could provide for better circulation. I-35 is a very long road in Texas.

But as stated in the article above, this particular proposal does not fit the San Marcos Comprehensive Plan. And neither does it fit the Kyle Comprehensive Plan.

skeptical

09/24/2013 - 8:23 am



What is the "character and identity of Kyle" if it is not people headed other places. Much like these trucks, they are staying the night before departing at daybreak for points beyond. I am sort of joking, but the fuzzy language in the plan doesn't really seem a slam dunk argument when you want to prevent a landowner from doing what they want with their property. The other argument (besides we don't want it in our backyard) is the secondary effects are hookers and the sex trade. I never knew, and the police chief doesn't seem to be buying.

For San Marcos, it seems this would help safety by removing tired drivers before they enter the city and allowing a safety check on the conditions of trucks before they enter the city. But overall, this isn't for San Marcos to decide. We reached our boundary as far north as the law would allow and still fell short of this property.

Leave a Reply

Your email address will not be published. Required fields are marked *

Sign in with Twitter

Connect with Facebook

Name *

Email *

Website

Comment

You may use these HTML tags and attributes: <abbr title=""> <acronym title=""> <blockquote cite=""> <code> <del datetime=""> <i> <q cite=""> <strike>

Post Comment