

## **ZC-20-16 (Rattler Road Storage)**

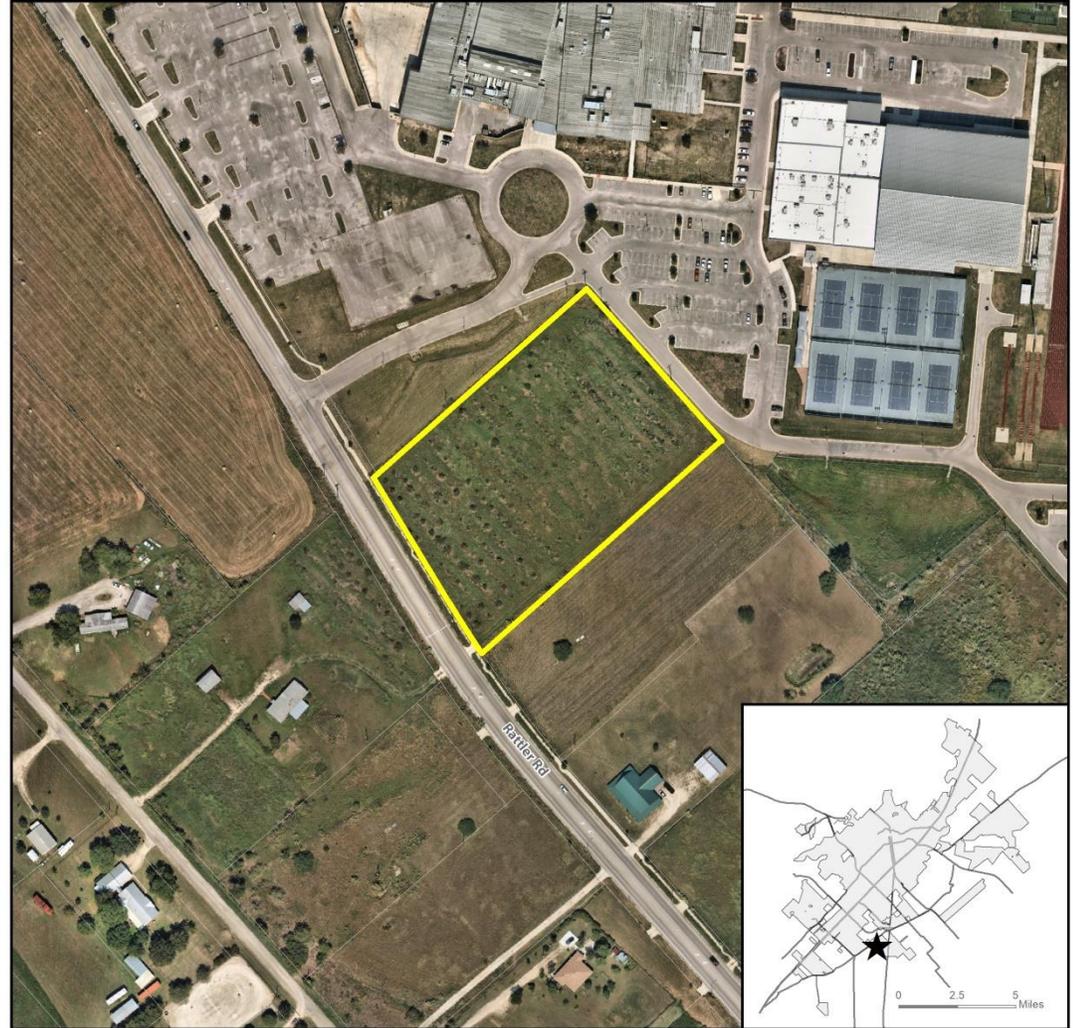
Hold a public hearing and consider a request by Gene Eitel, on behalf of Ian A. Olsen and Sharon R. Eitel, for a Zoning change from Future Development (FD) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 3.62 acres out of the Rebecca Brown Survey, Abstract No. 46, Hays County, located at 2835 Rattler Road (S. Caldwell)



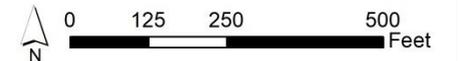
## Property Information:

- **Current Configuration:** Vacant / Agricultural land (ETJ)
- Surrounding uses include:
  - San Marcos High School
  - Single family residential (ETJ)
  - Vacant/Ag land (ETJ)

ZC-20-16  
Aerial View  
Rattler Road LI — 2835 Rattler Road



- ★ Site Location
- Subject Property
- Parcel
- City Limit



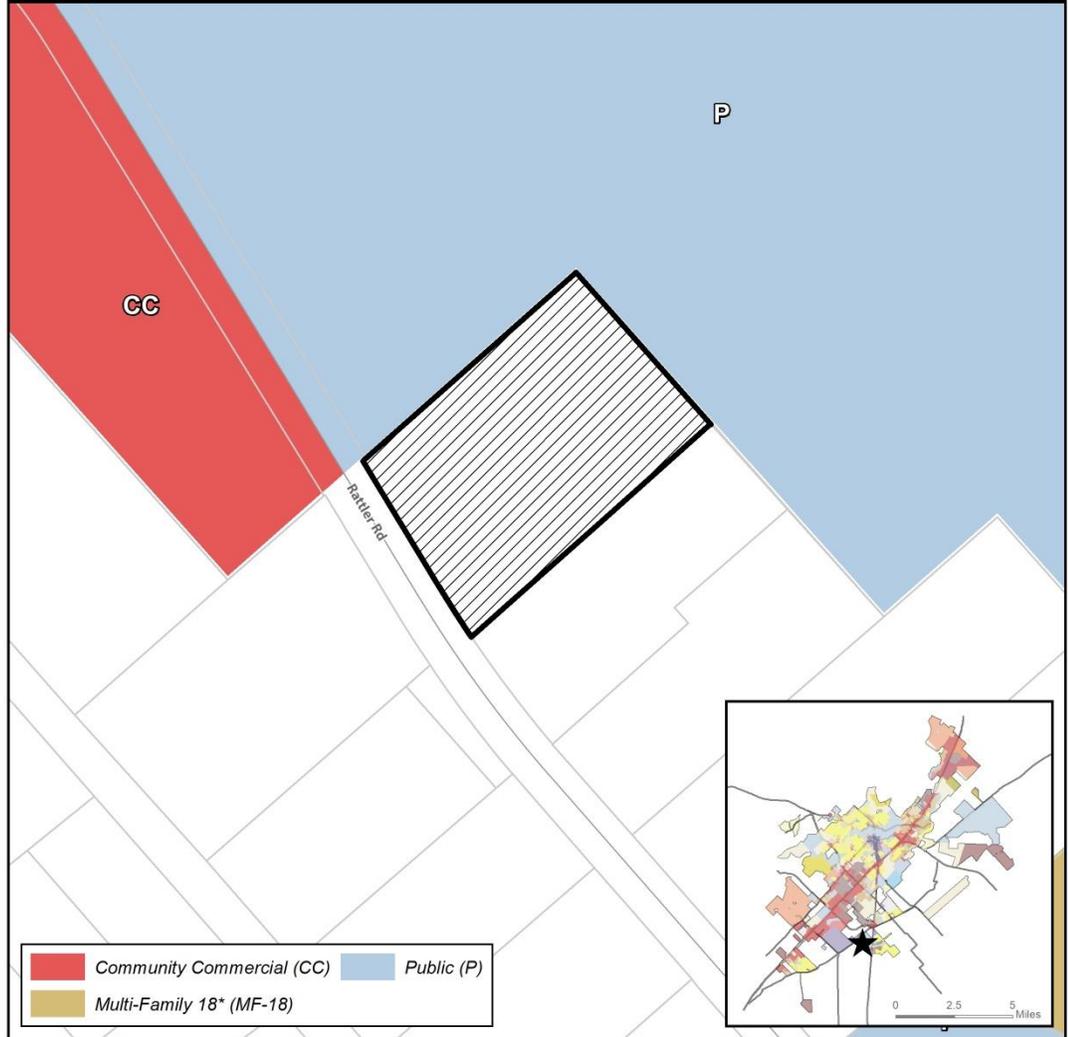
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Map Date: 2/8/2021

# Context & History

- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Light Industrial (LI)
  - Applicant is proposing self storage and professional office. Development Agreement prohibits other uses otherwise allowed in LI

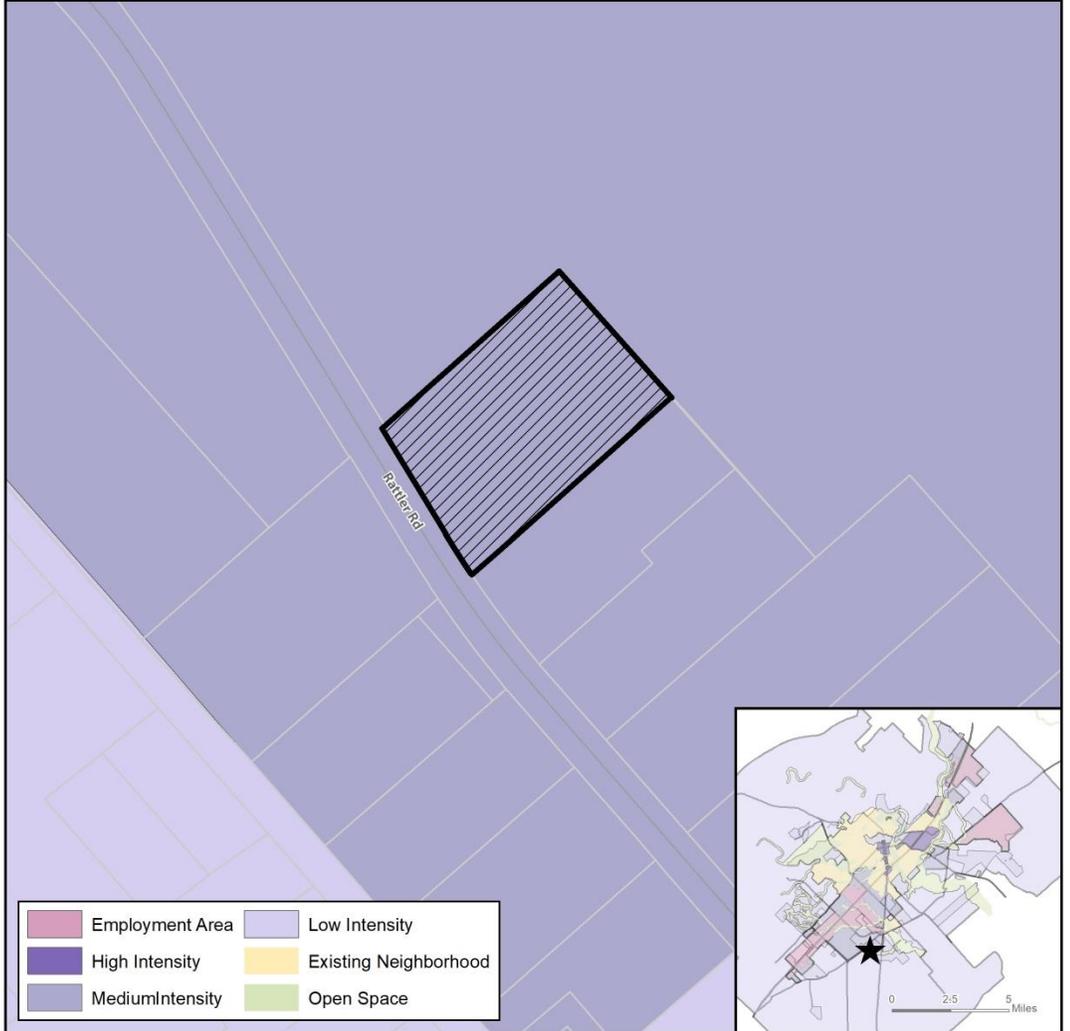
## ZC-20-16 Existing Zoning Rattler Road LI — 2835 Rattler Road



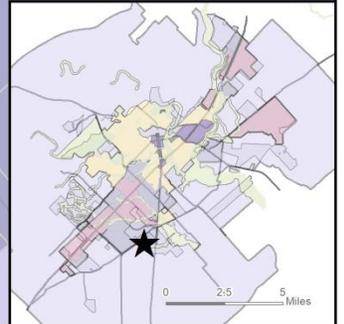
★ <b>Site Location</b>	0 125 250 500 N Feet
▨ <b>Subject Property</b>	This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Map Date: 2/8/2021
□ <b>Parcels</b>	
□ <b>City Limit</b>	

# Context & History

- **Existing Preferred Scenario:**  
Medium Intensity – East Village
- **Proposed Preferred Scenario:**  
No Change



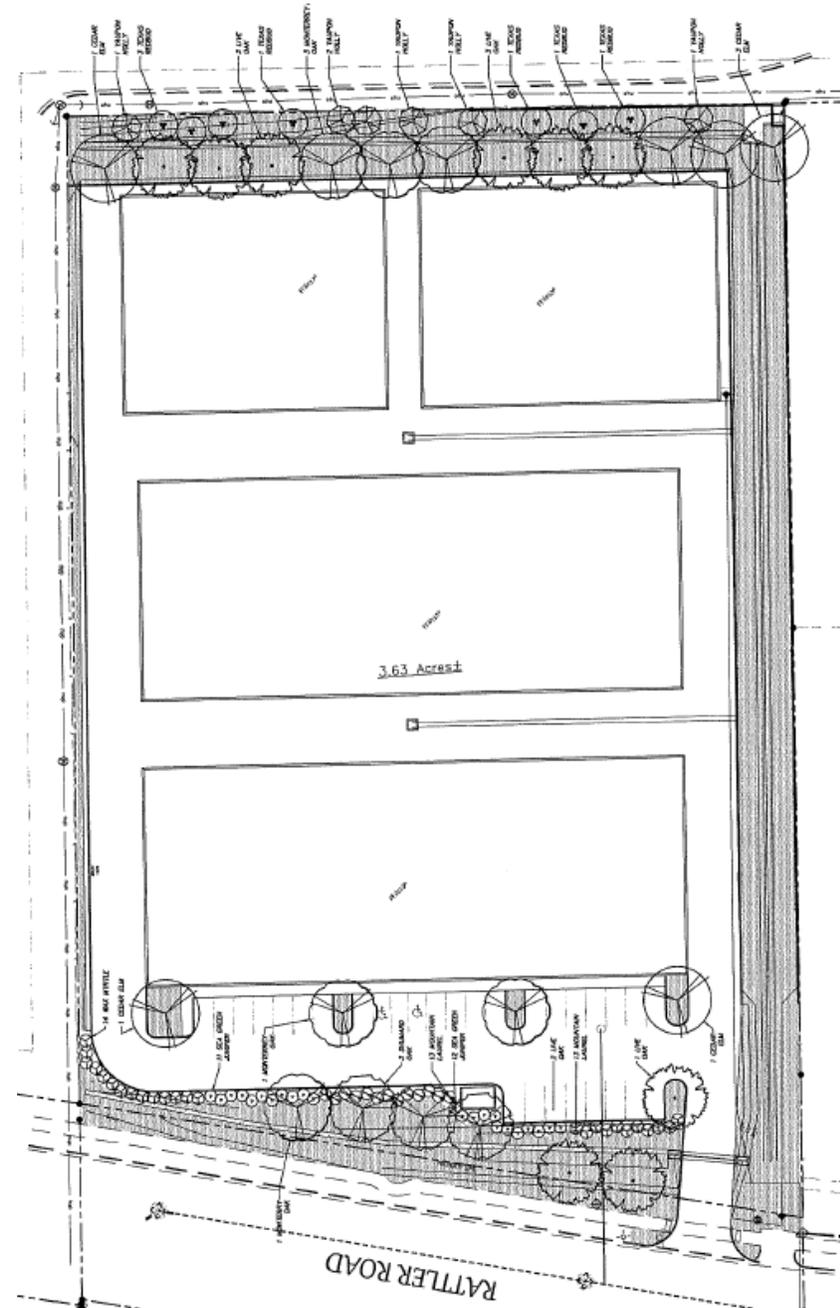
	Employment Area		Low Intensity
	High Intensity		Existing Neighborhood
	Medium Intensity		Open Space



<ul style="list-style-type: none"> <li> <b>Site Location</b></li> <li> <b>Subject Property</b></li> <li> <b>Parcels</b></li> <li> <b>City Limit</b></li> </ul>	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p>Map Date: 2/8/2021</p>
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## Context & History

- **Development Agreement**
  - Approved December 2020 by City Council
- **Development Standards**
  - Uses other than self storage and office prohibited
  - Transitional protective yard required between property and San Marcos High School
  - 50% stucco or other masonry required on front building façade
- **Terms & Conditions**
  - Annexation and zoning to LI required
  - Connect to City wastewater
  - Conformance with Site Plan & Renderings

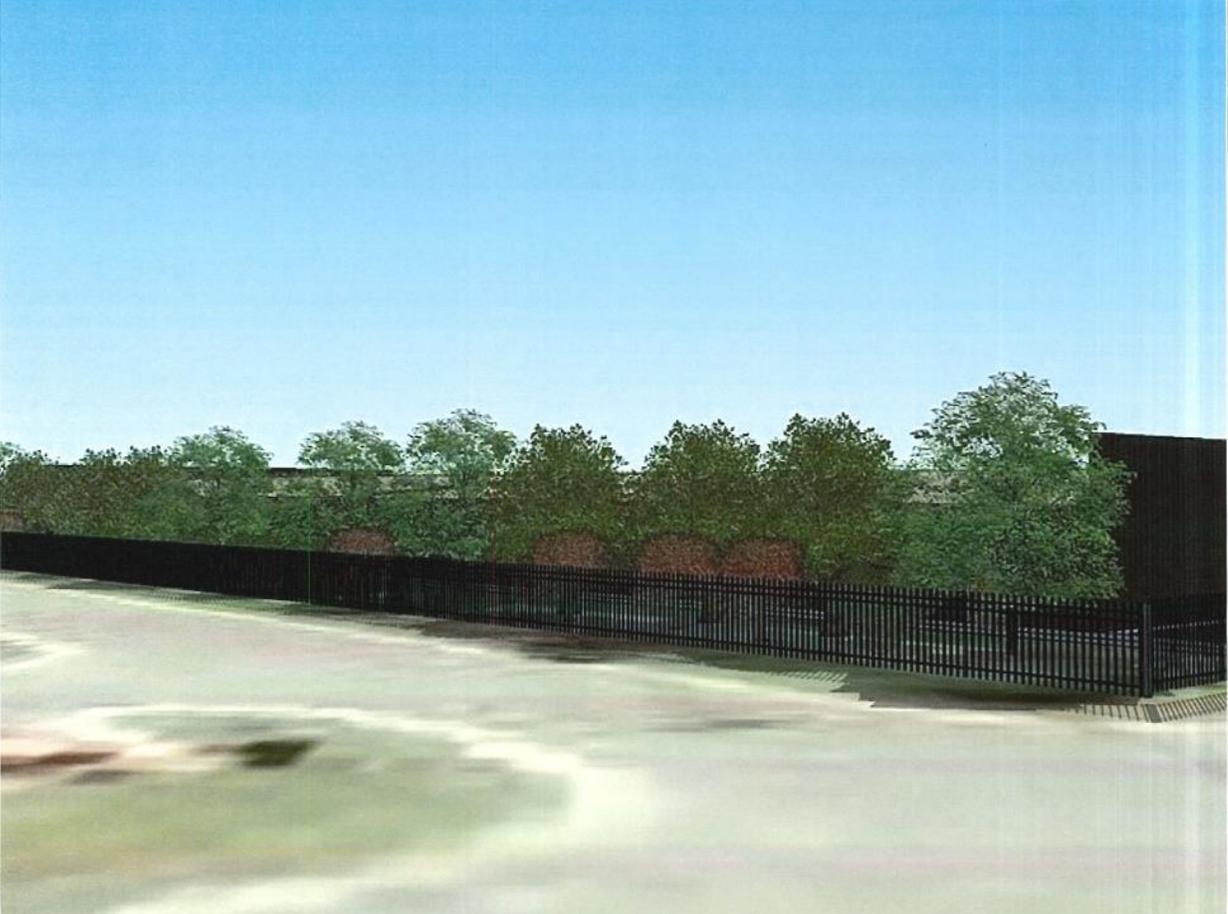
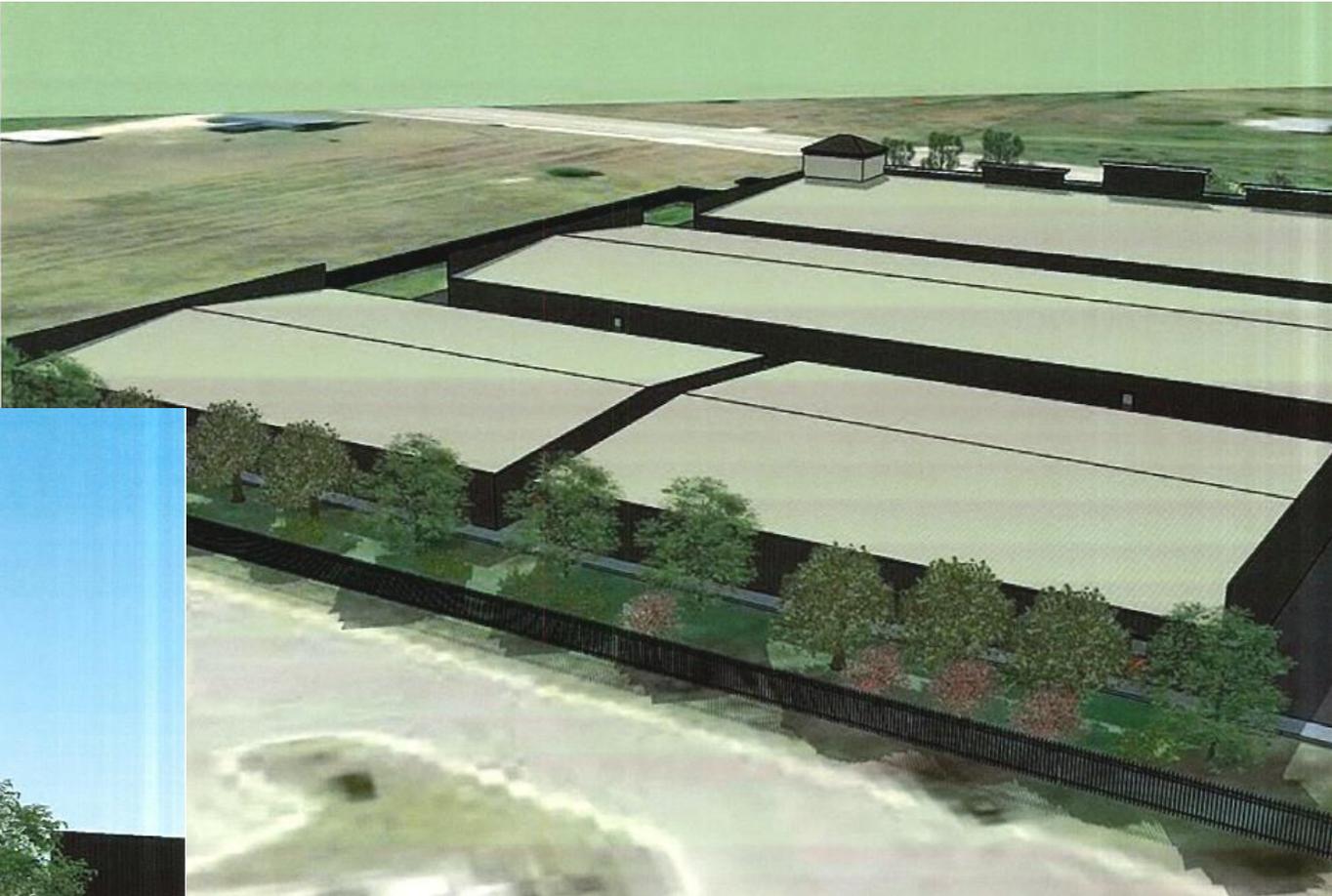


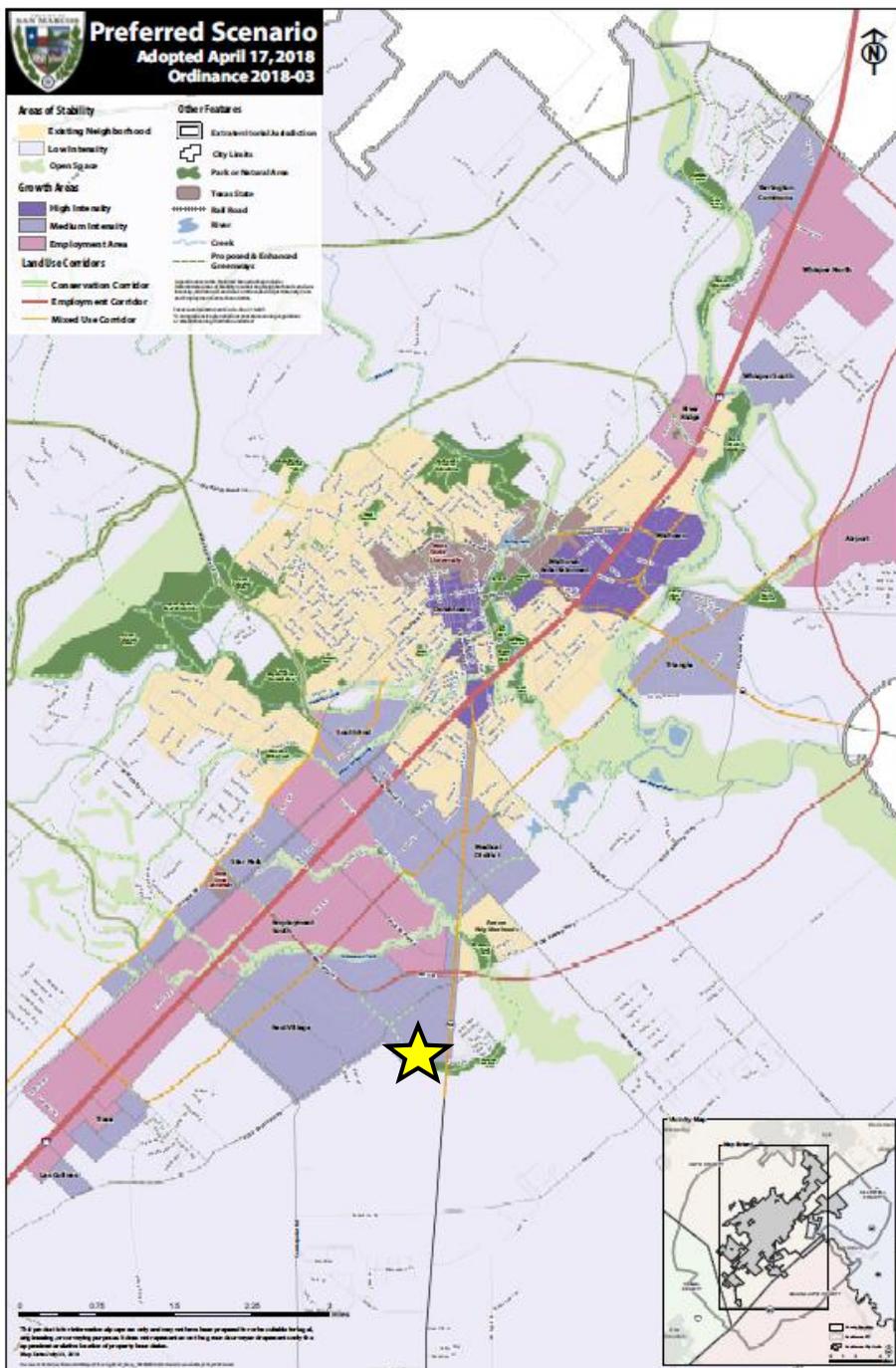
Rendering





Renderings





# Comprehensive Plan Analysis

**Step 1:** Where is the property located on the Comprehensive Plan?

**Located in a Growth Area –  
Medium Intensity Zone**

*“An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)*

# Comprehensive Plan Analysis

**Step 2:** Is the request consistent with the Comprehensive Plan / District Translation Table?

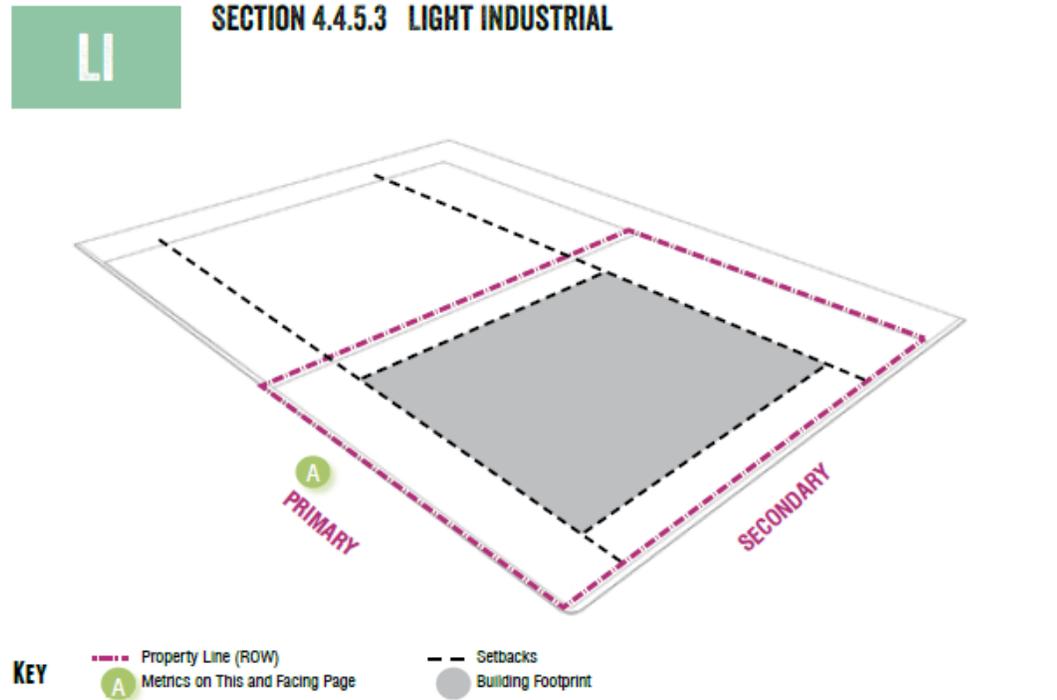
**Applicant is requesting a “Light Industrial” (LI) within a Growth Area – Medium Intensity Zone.**

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

# LI Zoning Analysis:

- LI is intended for light industrial and manufacturing uses to promote economic viability, employment growth, and limit encroachment of these uses into non-industrial development areas.
- **Allowable Building Types:** *General Commercial, Civic*
- **Allowable Uses:** Development Agreement limits uses to Self Storage & Office
- **Height/Area Standards:** Development Agreement requires compliance with Site Plan & Renderings



**DISTRICT INTENT STATEMENTS**

LI is intended to accommodate manufacturing and light industrial uses in order promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.

**DENSITY**

Impervious Cover	80% max.
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**TRANSPORTATION**

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

**BUILDING TYPES ALLOWED**

General Commercial	Section 4.4.6.13
Civic Building	Section 4.4.6.15

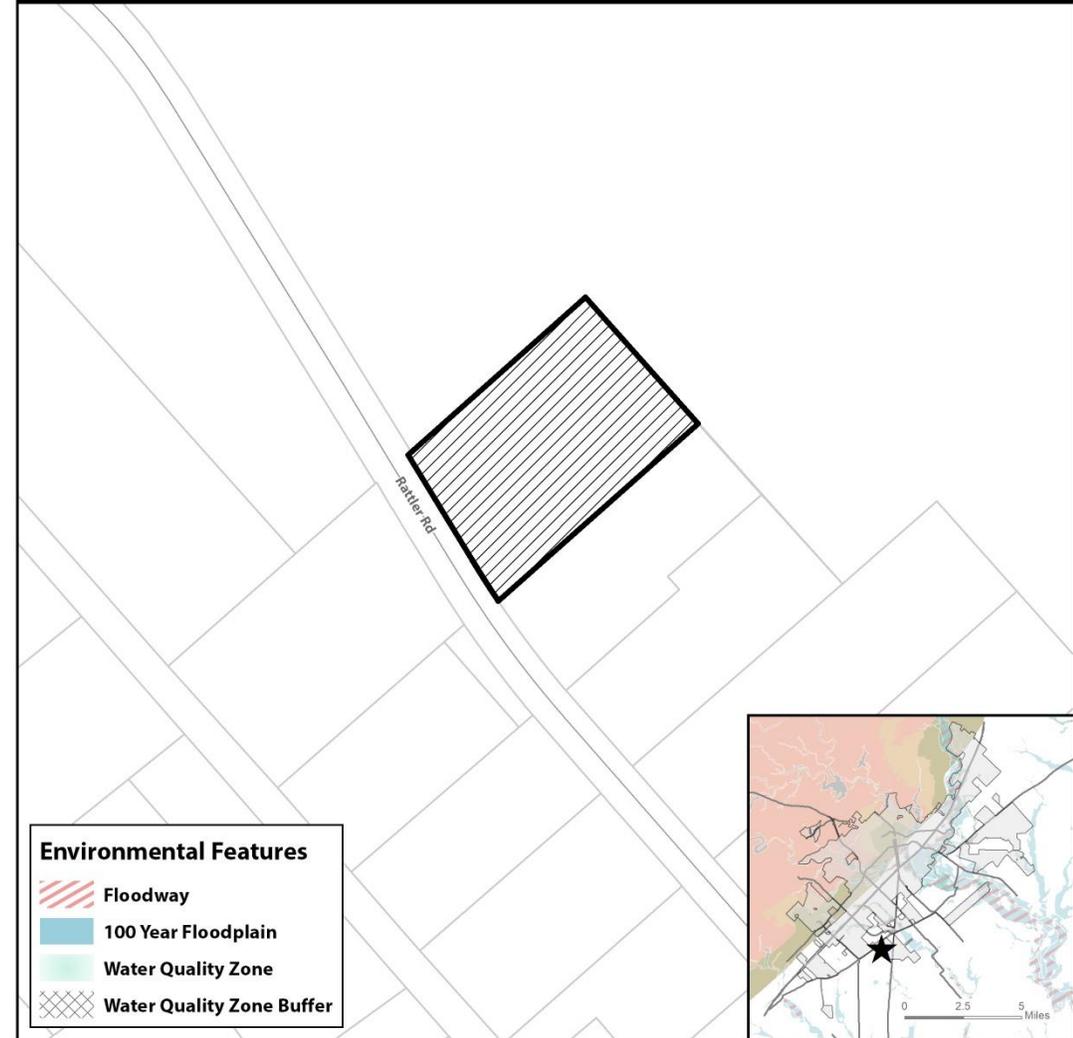
**BUILDING STANDARDS**

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

## Environmental Analysis

- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Not located within Edwards Aquifer
- Watershed Protection Plan Phase 2
  - Detention
  - Drainage
  - Environmental Reports

### ZC-20-16 Environmental Features Rattler Road LI — 2835 Rattler Road



## Infrastructure Requirements

- **Street Requirements**

- Transportation Master Plan
- Block perimeter requirements (5,000 feet)
- Bike facility requirements
- Sidewalk connections
- Traffic Impact Analysis (TIA)

- **Subdivision Requirements**

- Subdivision plat in accordance with lot and block standards

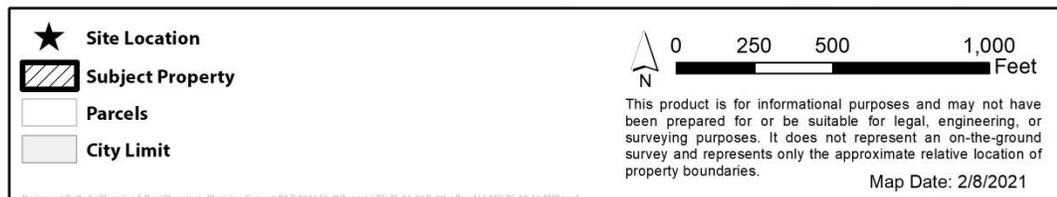
- **Utility Requirements**

- Any required extensions of water and wastewater facilities will be installed in accordance with City standards

- **Parkland Dedication + Development**

- Not required for industrial uses

### ZC-20-16 Transportation Master Plan Rattler Road LI — 2835 Rattler Road



## Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “LI” Light Industrial

Topic	Existing Zoning: Future Development (FD)	Light Industrial (LI)	Proposed Zoning with Development Agreement Light Industrial (LI)/Development Agreement
Uses	Residential / Agricultural (See Land Use Matrix)	Primarily Industrial with some commercial and public/institutional (See Land Use Matrix)	Self-storage, Professional Office only
Parking Location	No location standards	No location standards	No location standards
Parking Standards	Dependent upon use	Dependent upon use	Dependent upon use
Max Residential	0.4 units per acre (max)	Residential uses not allowed	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements	Transitional protective yard required
Building Height	2 stories	4 stories (62 feet)	In accordance with approved renderings
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, side, and rear	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter max	5,000 ft. Block Perimeter max
Durable Materials	Not required	Not required	Minimum 50% of façade stucco or other approved masonry finish