



# **Public Hearing**

## **ZC-22-33**

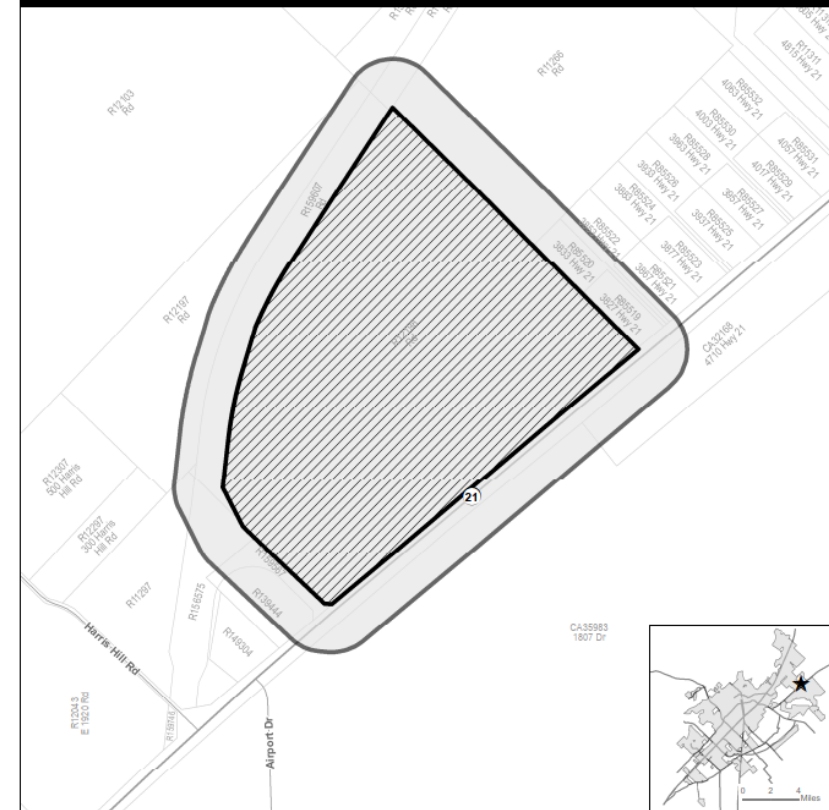
### **SH 21 & FM 110 P to LI**

Hold a public hearing and consider a request by Roe Pitstick, on behalf of James C Spooner, for a Zoning Change from Public and Institutional (P) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 120 acres out of the Juan Martin Veramendi Survey, Abstract No. 17, and the Thomas G. McGehee Survey, Abstract No. 11, located west of SH 21 approximately 1,400 feet north of Harris Hill Road. (A.Hernandez)

## Property Information

- Approximately 169 acres
- Northeast of the SH 21 & FM 110 Intersection
- Located within City Limits

**ZC-22-33**  
**400' Notification Buffer**  
**Spooner (P to LI) — 4100BLK HWY 21**

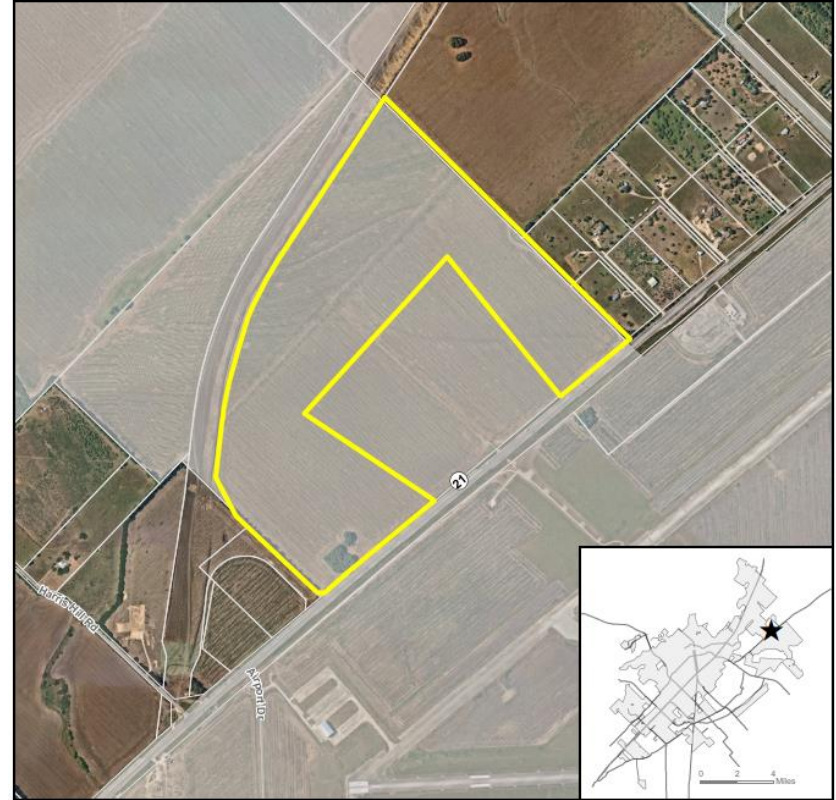




# Context & History

- Currently Vacant
- Surrounding Uses
  - Vacant
  - Single Family Residential
  - San Marcos Regional Airport

ZC-22-33  
Aerial View  
Spooner (P to LI) — 4100BLK HWY 21



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

0 500 1,000 2,000 Feet

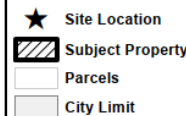
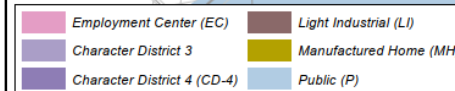
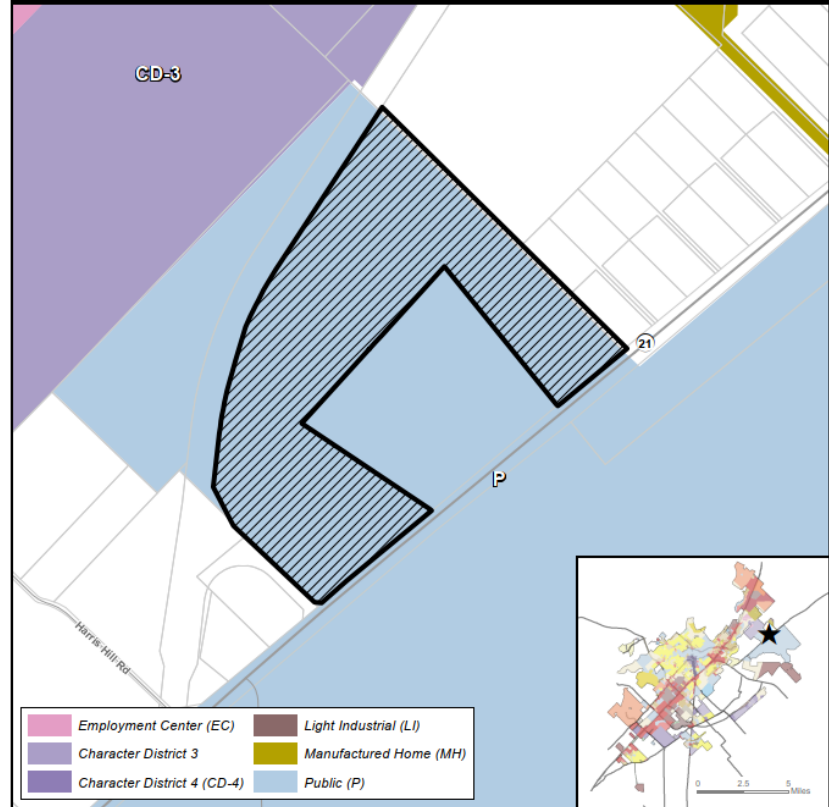
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Map Date: 8/15/2022



# Context & History

- Existing Zoning:  
Zoning District (P)
  - Intended for public and civic uses
- Proposed Zoning:  
Zoning District (LI)
  - Industrial and Commercial uses

ZC-22-33  
Existing Zoning  
Spooner (P to LI) — 4100BLK HWY 21



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Map Date: 8/15/2022



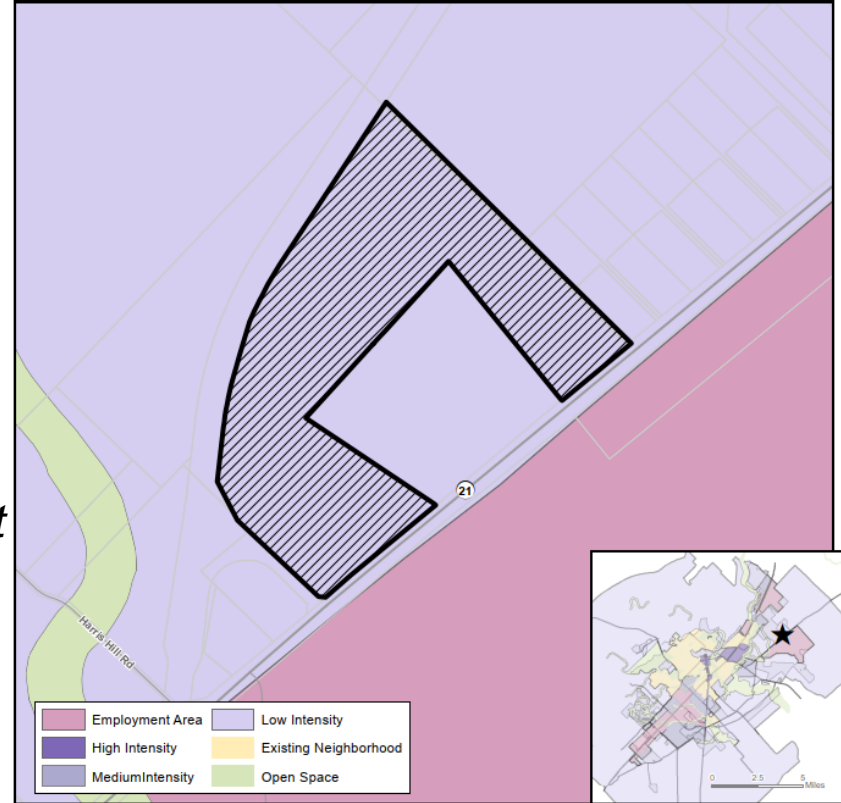
# Comprehensive Plan Analysis

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

- Existing Preferred Scenario:  
Low Intensity

*“Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.”*  
(Vision San Marcos)

ZC-22-33  
Preferred Scenario  
Spooner (P to LI) — 4100BLK HWY 21





# Comprehensive Plan Analysis

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

**“Light Industrial” (LI) within “Low Intensity.”**

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

| DISTRICT CLASSIFICATION        | COMPREHENSIVE PLAN DESIGNATIONS  |                        |                                  |                                  |                      |
|--------------------------------|----------------------------------|------------------------|----------------------------------|----------------------------------|----------------------|
|                                | OPEN SPACE/<br>AGRICULTURAL      | LOW INTENSITY          | EXISTING<br>NEIGHBORHOOD         | MEDIUM OR HIGH<br>INTENSITY ZONE | EMPLOYMENT<br>CENTER |
| Conventional Residential       | NP                               | NP                     | C                                | PSA                              | PSA                  |
| Neighborhood Density Districts | NP                               | NP                     | See Section<br>4.1.2.4 - 4.1.2.5 | NP                               | NP                   |
| Character Districts            | NP                               | See Section<br>4.1.2.6 | PSA                              | C                                | NP                   |
| Special Districts              | PSA                              | NP                     | PSA                              | NP                               | C                    |
| Legend                         | PSA = Not Allowed (PSA Required) |                        | NP=Not Preferred                 |                                  | C = Consider         |

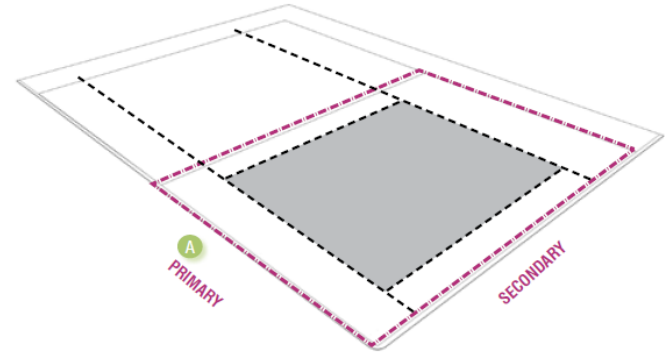


# Zoning Analysis

- Manufacturing & light industrial uses like industrial office, warehouse, & distribution.
- General Commercial and Civic Building Types

LI

## SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

Property Line (ROW)  
Metrics on This and Facing Page

Setbacks  
Building Footprint

### DISTRICT INTENT STATEMENTS

LI is intended to accommodate manufacturing and light industrial uses in order to 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.

### 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 4.4.6.12 |
| Civic Building     | Section 4.4.6.14 |

### BUILDING STANDARDS

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

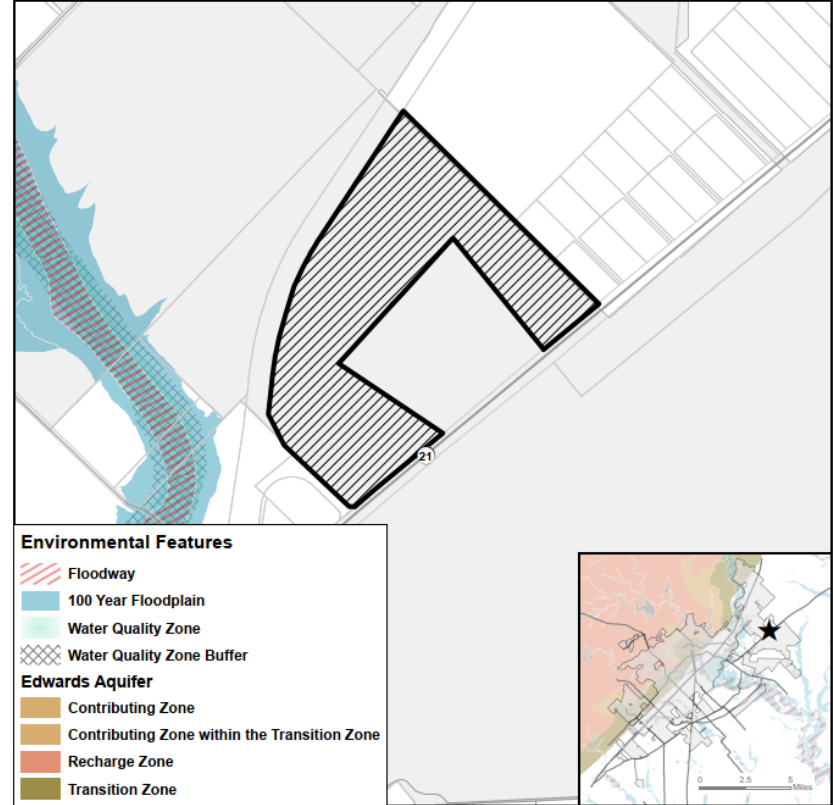




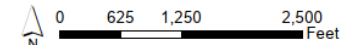
# Environmental Analysis

- Not located within an environmentally sensitive area

## ZC-22-33 Environmental Features Spooner (P to LI) — 4100BLK HWY 21



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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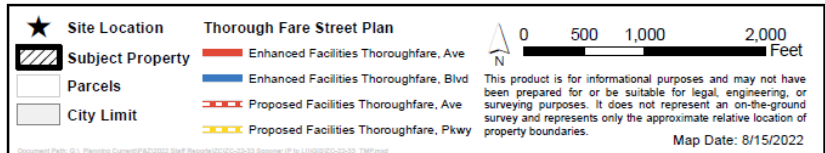
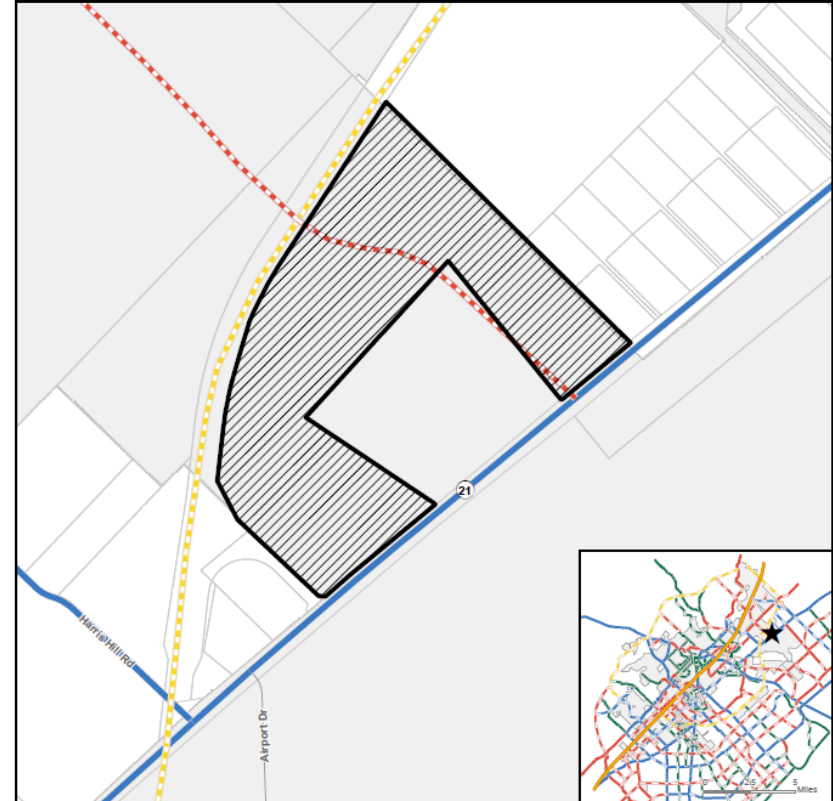




# Infrastructure

- **Streets**
  - Streetscape Improvements
  - Transportation Master Plan
  - Block perimeter (5,000 feet)
  - Bicycle & Sidewalk connections
- **Utilities**
  - City of San Marcos Water / Wastewater
  - Pedernales Electric

## ZC-22-33 Transportation Master Plan Spooner (P to LI) — 4100BLK HWY 21





## ZC-22-33 Recommendation

- Planning & Zoning Commission Recommended approval of the request with a 7-0 vote.
- Staff recommends approval of the request as presented.



| Topic                                 | Existing Zoning:<br>Public & Institutional (P)   | Proposed Zoning:<br>Light Industrial (LI)   |
|---------------------------------------|--|---|
| <b>Zoning Description</b>             | The P, Public and Institutional District is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities, state colleges and universities. The review of the location for public facilities is intended to facilitate the coordination of community services while minimizing the potential disruption of the uses of nearby properties. This district is intended for properties used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. | Light Industrial is intended to accommodate manufacturing and light industrial uses in order to 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. |
| <b>Uses</b>                           | Institutional / Governmental Uses and some commercial (See <i>Land Use Matrix</i> )  | Primarily Industrial with some commercial and public/institutional (See <i>Land Use Matrix</i> )  |
| <b>Parking Location</b>               | No location standards  | No location standards   |
| <b>Parking Standards</b>              | Dependent upon use   | Dependent upon use  |
| <b>Max Residential Units per acre</b> | 24 units per acre (max)  | Residential Uses are Not Permitted  |
| <b>Occupancy Restrictions</b>         | Restrictions do apply  | N/A   |
| <b>Landscaping</b>                    | Tree and shrub requirements  | Tree and shrub requirements   |
| <b>Building Height (max)</b>          | 4 stories  | 4 stories (62 ft.) max  |
| <b>Setbacks</b>                       | 25' minimum front, 7.5' side, and 5' rear  | 20' minimum front, side, and rear   |
| <b>Impervious Cover (max)</b>         | 60%  | 80%   |
| <b>Lot Sizes</b>                      | No minimum or maximum area, 50 ft. minimum frontage  | Minimum 7,000 sq ft lot area, minimum 70 ft lot width   |
| <b>Streetscapes</b>                   | 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.  |
| <b>Blocks</b>                         | 3,000 ft. block perimeter max  | 5,000 ft. block perimeter max   |