



Public Hearing

ZC-22-10

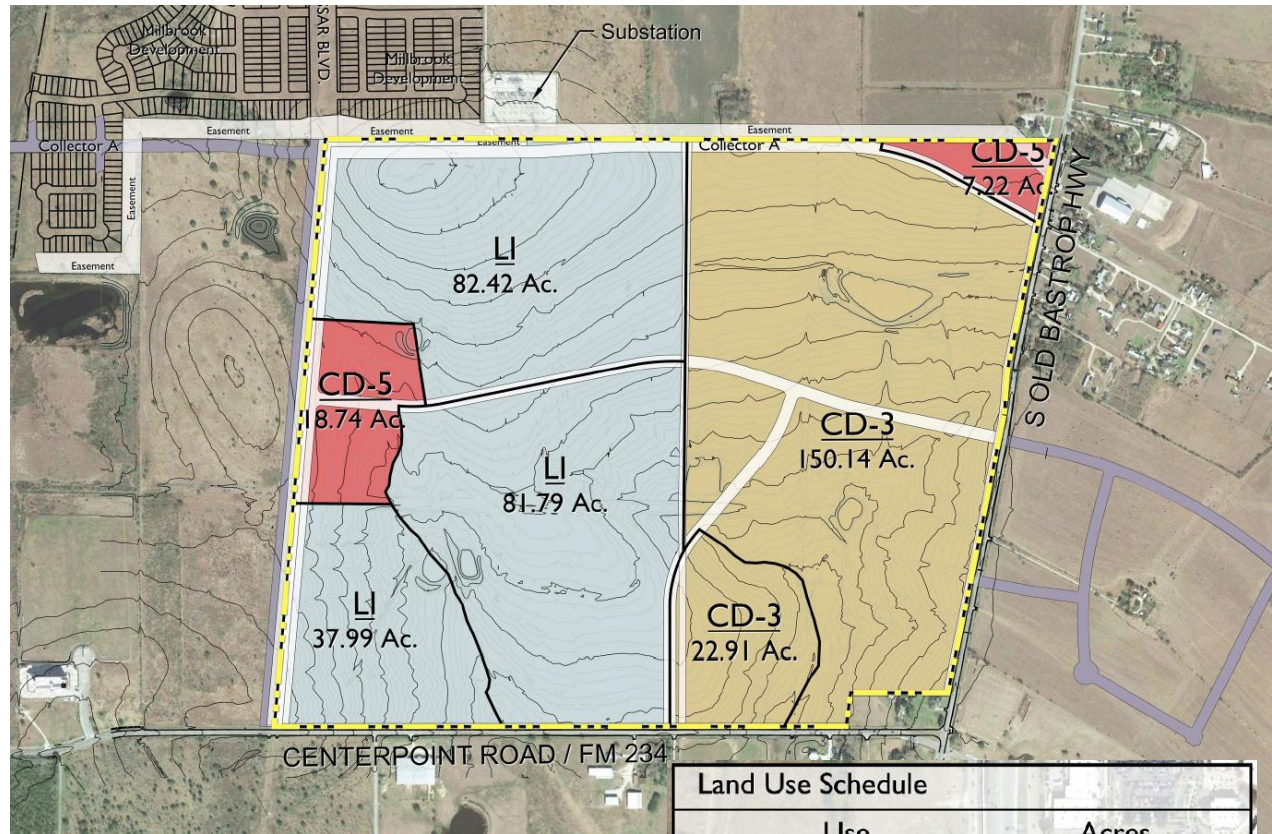
(Gas Lamp at Centerpoint Rd. / SC to LI)

Consider approval of Ordinance 2022-58, on the second of two readings, amending the official zoning map of the City in Case No. ZC-22-10, approximately 202.2 acres generally located 800' east of the Centerpoint Rd. & Centerpoint Ct. intersection and on the north side of Centerpoint Rd, from Smart Code (SC) to Light Industrial (LI), or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



Related Apps

- ZC-22-10:
 - 202.2 acres / LI
- ZC-22-12:
 - 173.05 acres / CD-3
(was 150.14 ac)
- ZC-22-13:
 - 27.96 acres / CD-5
(was 48.87 ac)

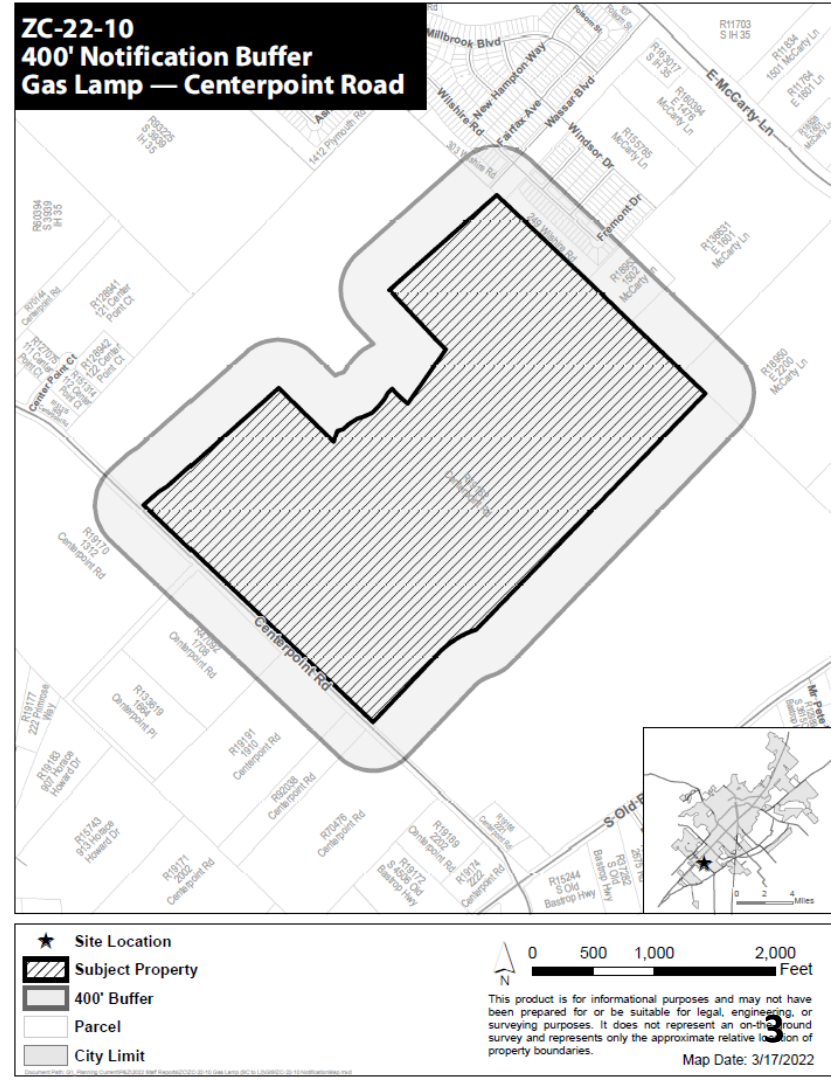


Land Use Schedule	
Use	Acres
LI	202.20 Ac.
CD-3	173.05 Ac.
CD-5	27.96 Ac.
Total	401.21 Ac.



Property Information

- Approximately 200 acres
- Approximately 1/5-mile east of the Centerpoint Rd. & Centerpoint Ct intersection
- Located within the City Limit

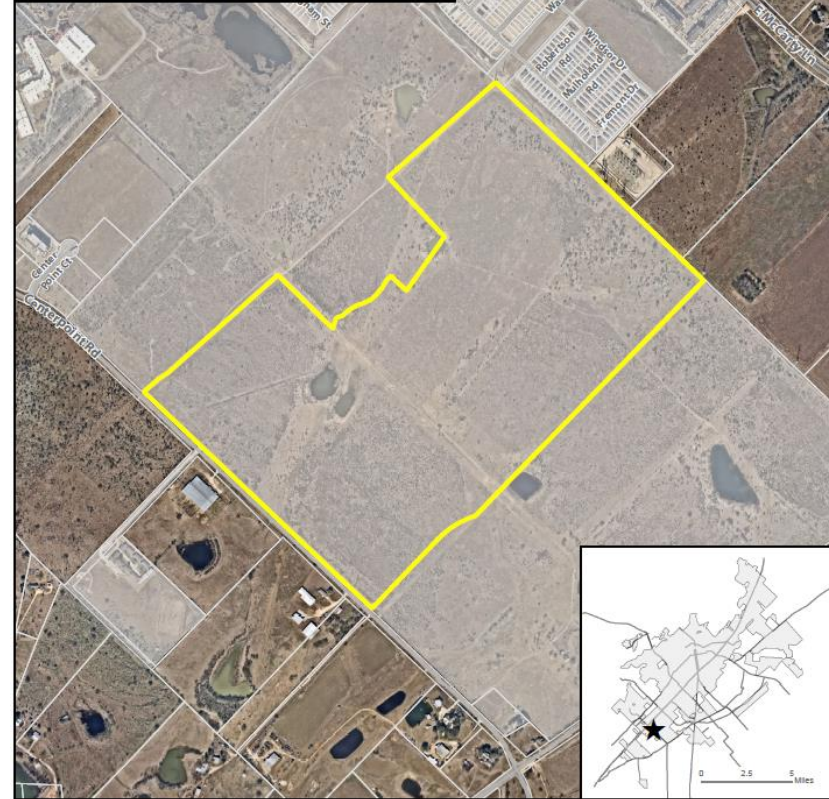




Context & History

- Currently Vacant
- Surrounding Uses
 - Single Family, Vacant

ZC-22-10
Aerial View
Gas Lamp — Centerpoint Road



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

0 500 1,000 2,000 Feet

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. Imagery from 2017.

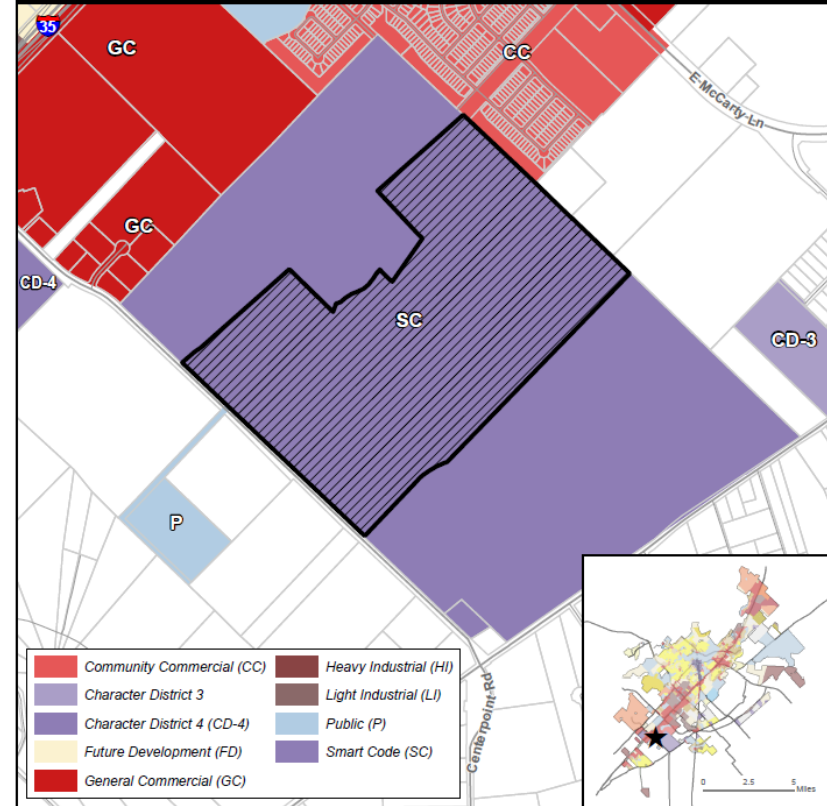
Map Date: 3/17/2022



Context & History

- Existing Zoning:
Smart Code (SC)
 - Varies by Transect Zone
- Proposed Zoning:
Light Industrial (LI)
 - Food and beverage production, waste related services, and warehouse and manufacturing

ZC-22-10 Existing Zoning SC to LI - Gas Lamp at Centerpoint Rd



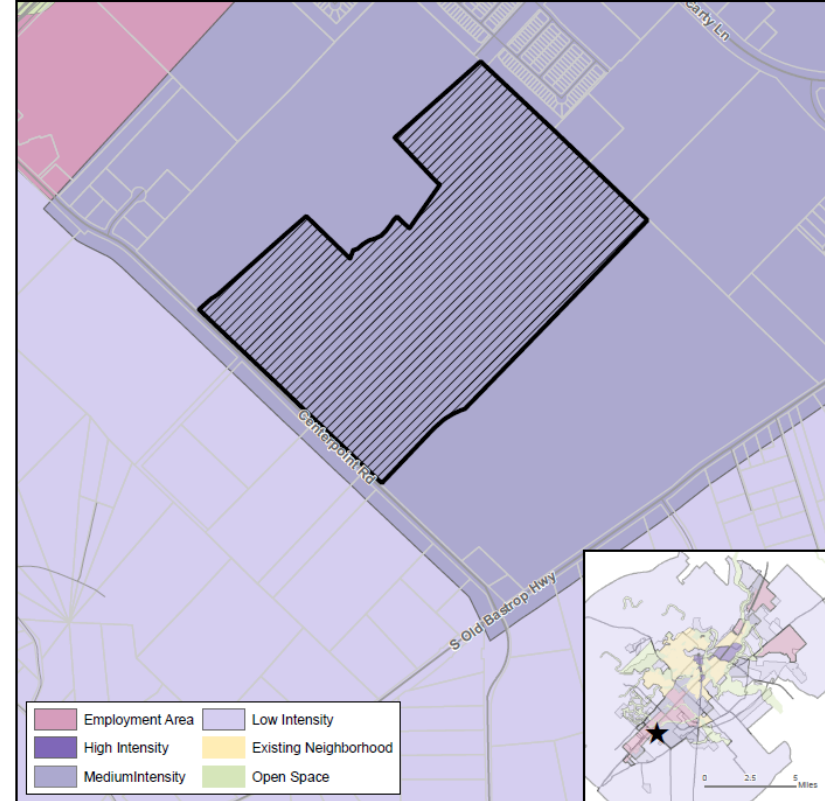


Comprehensive Plan Analysis

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

- Existing Preferred Scenario: 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)

ZC-22-10
Preferred Scenario
SC to LI - Gas Lamp at Centerpoint Rd





Comprehensive Plan Analysis

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

Light Industrial (LI) within a 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
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 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

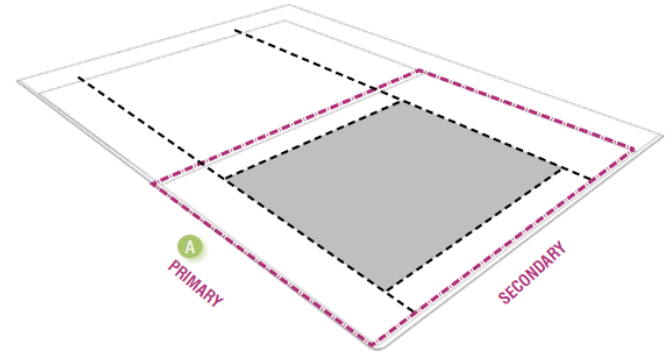


Zoning Analysis

- Manufacturing & light industrial uses like industrial office, warehouse, & distribution.
 - Ostensibly “bad neighbor” uses like waste related services & landfills
- 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

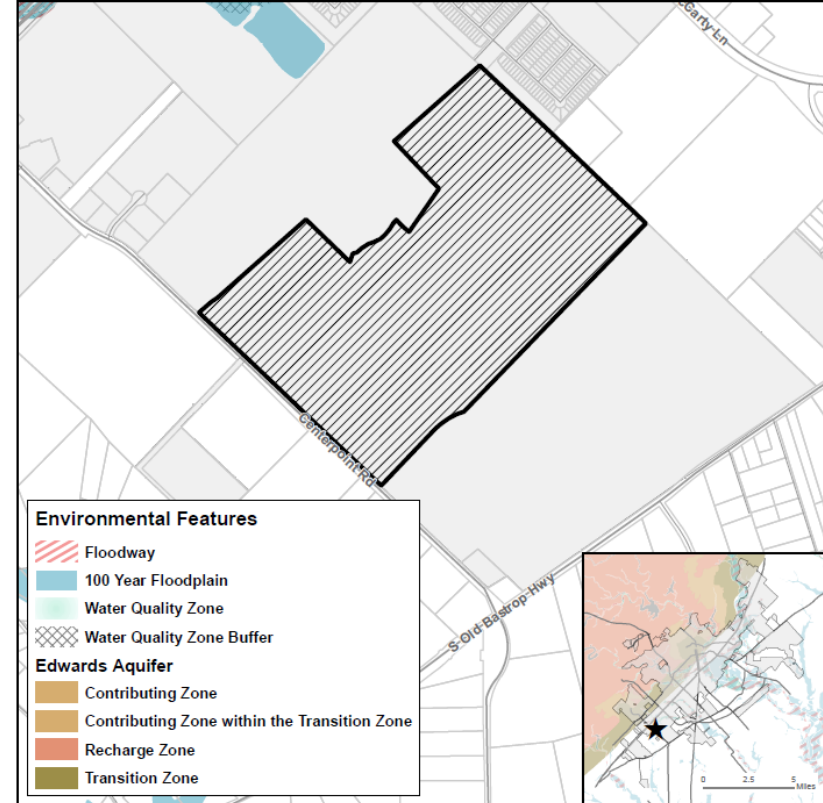
Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.



Environmental Analysis

- Not Located within
 - Any Edwards Aquifer Zone
 - 100-yr Floodplain
 - Water Quality Zone

ZC-22-10 Environmental Features SC to LI - Gas Lamp at Centerpoint Rd

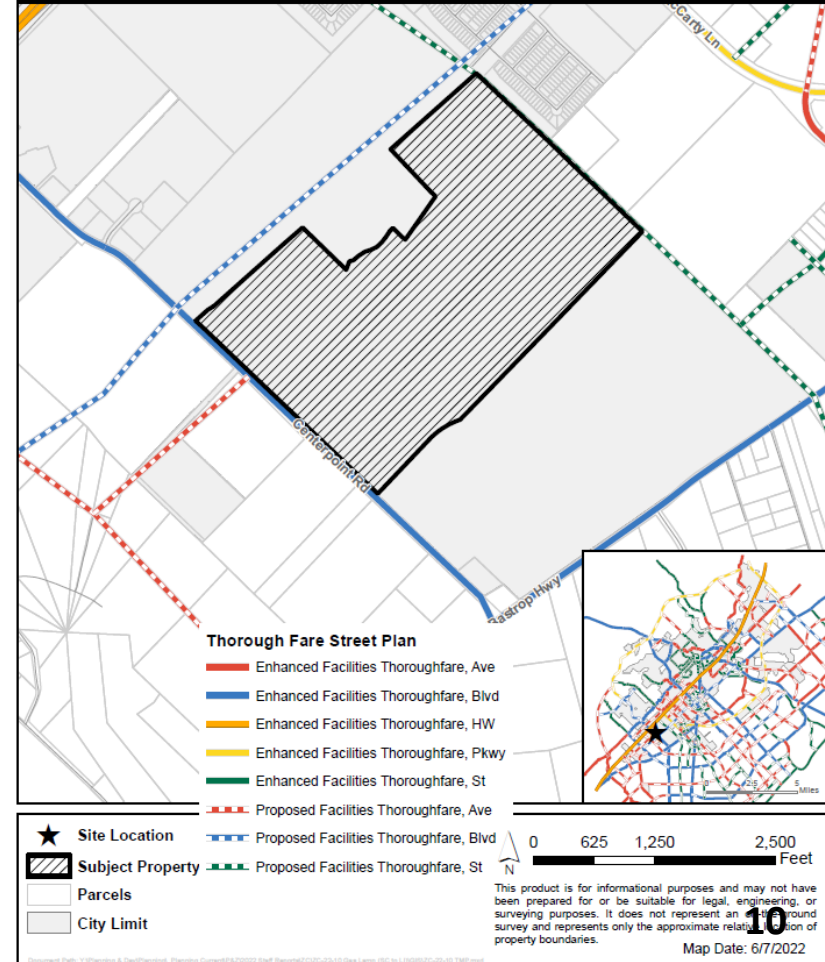




Infrastructure

- **Streets**
 - Streetscape Improvements
 - Transportation Master Plan
 - Block Perimeter (5,000')
 - Bicycle & Sidewalk Connections
- **Utilities**
 - City of San Marcos Water, Wastewater
 - Bluebonnet Electric

ZC-22-10 Transportation Master Plan SC to LI - Gas Lamp at Centerpoint Rd





Recommendation

- Planning and Zoning Commission recommended **approval** of the request as presented with a 5-1 vote.
- Staff recommends **approval** of the request as presented.

Zoning District Comparison Chart

Topic	Existing Zoning: Smart Code (SC)	Proposed Zoning: Light Industrial (LI)
Zoning Description	Varies based on Transect Zone designation	Light Industrial is intended to accommodate manufacturing and light industrial uses to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas.
Uses	Varies based on Transect Zone designation	Primarily Industrial with some commercial and public/institutional (See <i>Land Use Matrix</i>)
Parking Location	Varies based on Transect Zone designation	No location standards
Parking Standards	Depends on use.	Dependent upon use
Max Residential Units per acre	Varies based on Transect Zone designation	Residential uses not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Varies based on Transect Zone designation	Tree and shrub requirements
Building Height (max)	Varies based on Transect Zone designation	4 stories (62 feet)
Setbacks	Ranges from 0-48' front, 0-96' side, and 3-96' rear	20' minimum front, side, and rear
Impervious Cover (max)	Ranges from no maximum to 100%	80%
Lot Sizes	Lot width ranges from no min to 196' max	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width
Streetscapes	Varies based on Transect Zone designation	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	Ranges from no maximum to 2,400'	5,000 ft. Block Perimeter max