



# Public Hearing

## ZC-22-41

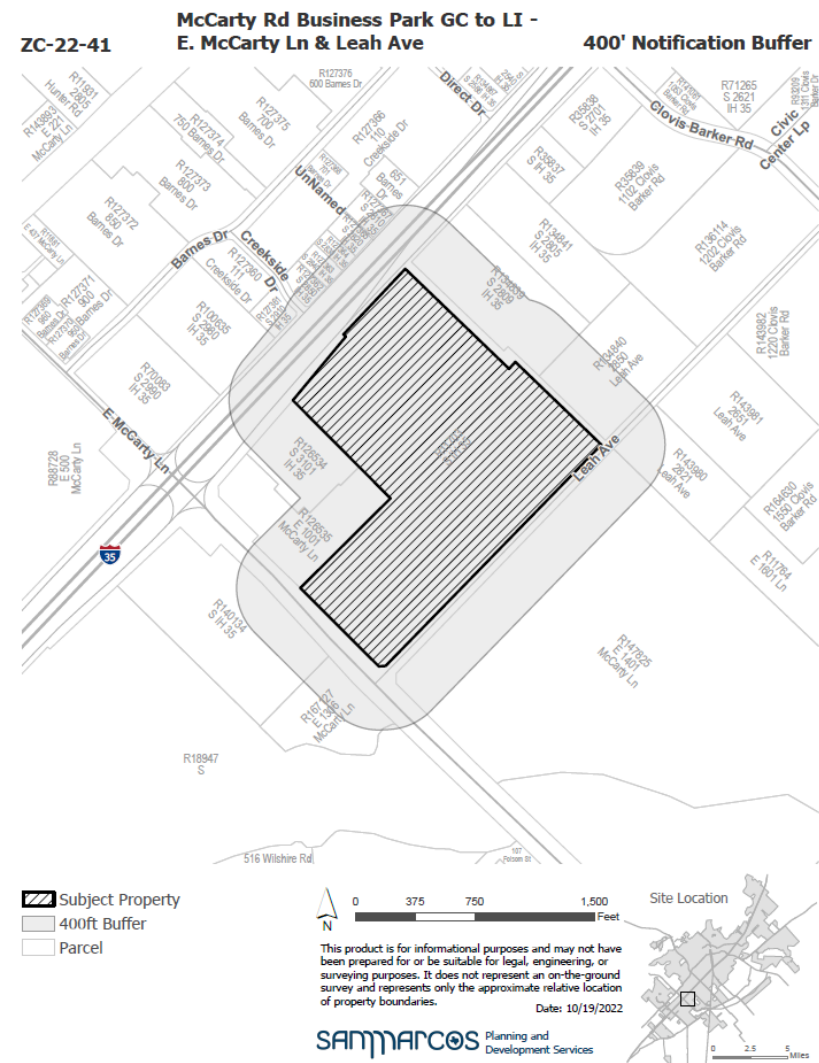
### McCarty Rd Business Park / GC to LI

Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2022-XXX amending the Official Zoning Map of the City in Case ZC-22-41, by rezoning approximately 42.51 acres out of the Juan M. Veramendi Survey, Abstract No. 17, Hays County, Texas, generally located at the northwest corner of the E. McCarty Ln and Leah Ave. intersection, from “GC” General Commercial to “LI” Light Industrial, or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date, and consider approval of Ordinance 2022-XXX on the first of two readings.

[sanmarcostx.gov](http://sanmarcostx.gov)



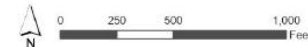
- Approximately 43 acres
- Northwest corner of the E. McCarty Ln and Leah Ave. intersection
- Located within the City Limits





# Context & History

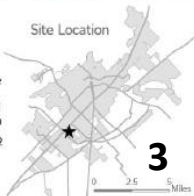
- Currently vacant
- Surrounding uses
  - Vacant
  - Office
  - Amazon
  - Hotel/Convention Center
- Zoned “GC” General Commercial in March 2005
- HC request withdrawn by applicant



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.

Date: 10/13/2022

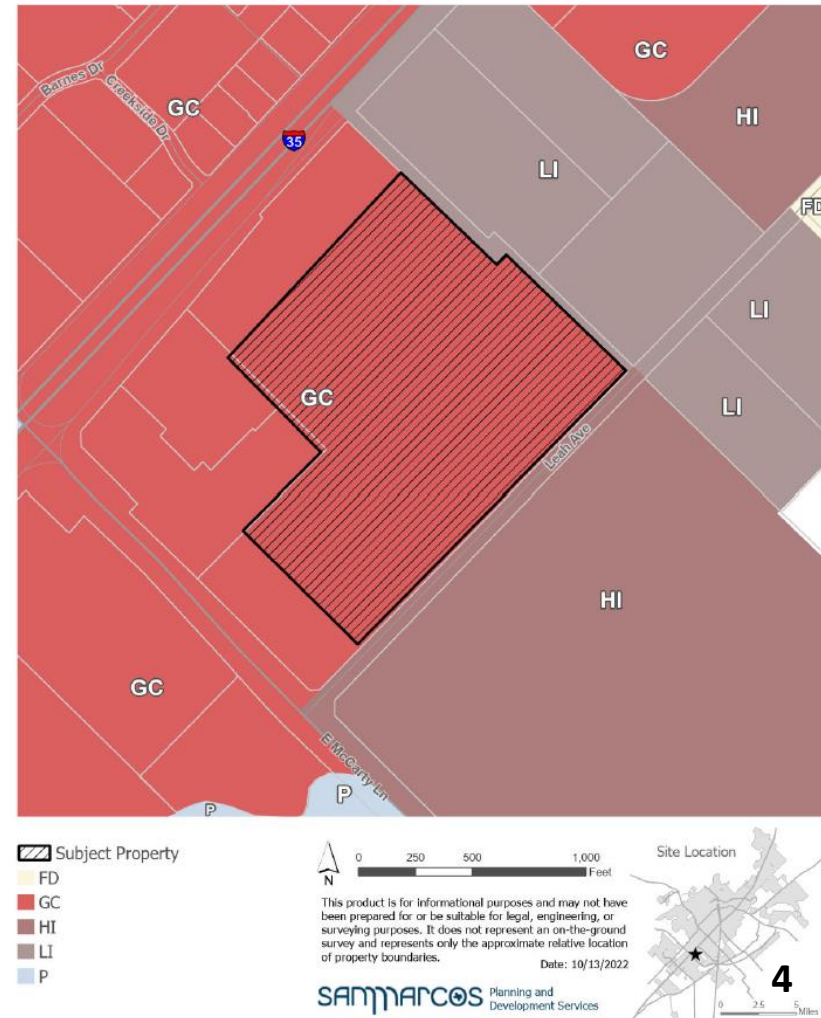
**SAN MARCOS** Planning and Development Services





# Context & History

- Existing Zoning:  
General Commercial (GC)
  - Allows Light Commercial and Service-Related Establishments
- Proposed Zoning:  
Light Industrial (LI)
  - Food and beverage production, waste related services, warehouse and manufacturing, and waste-related services







# Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Employment Area
- An area intended to accommodate economic growth and the recruitment of major employers

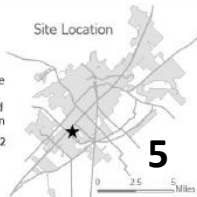


- ▨ Subject Property
- Parcels
- Employment Area
- Medium Intensity
- Open Space



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.

Date: 10/13/2022





# Comprehensive Plan Analysis

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

**“Special Districts” within an “Employment Area 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

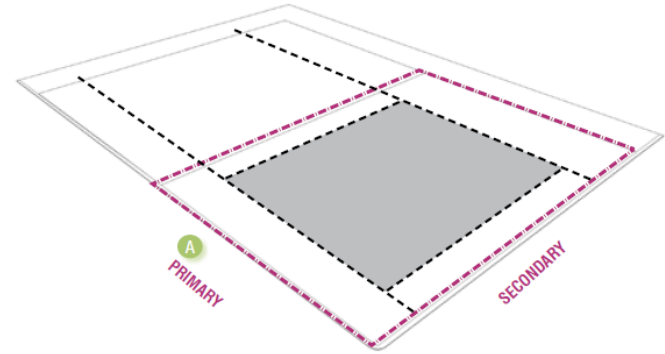


# Zoning Analysis

- 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

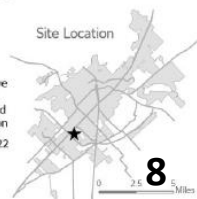
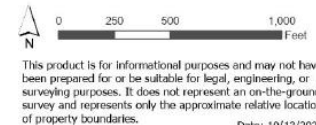
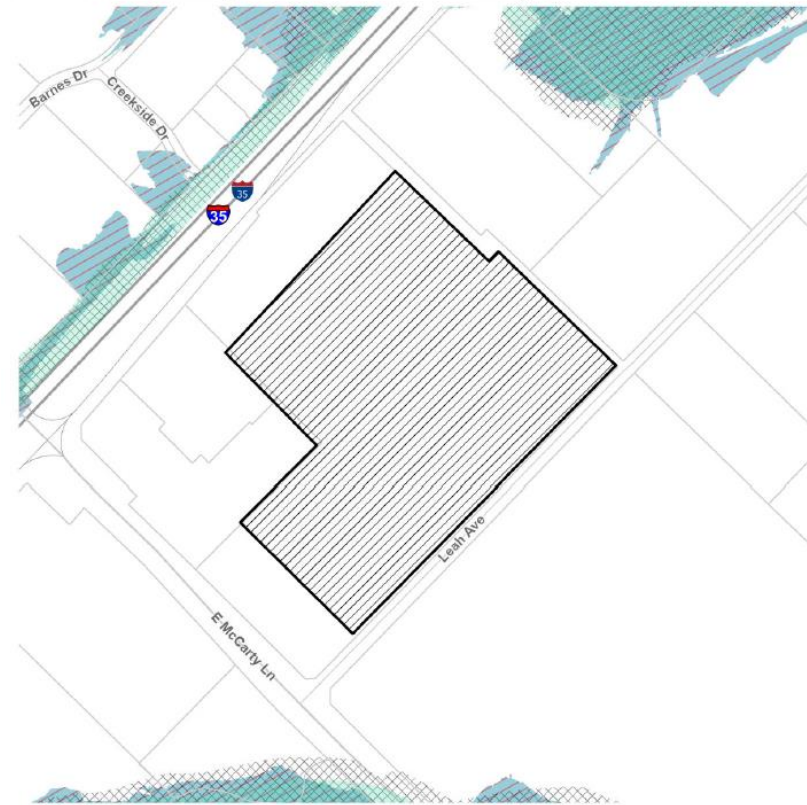
### BUILDING STANDARDS

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



# Environmental Analysis

- *Not located*
  - Atop significant slopes
  - Within a sensitive watershed
  - Edwards Aquifer zone
  - FEMA 100- & 500-year floodplains

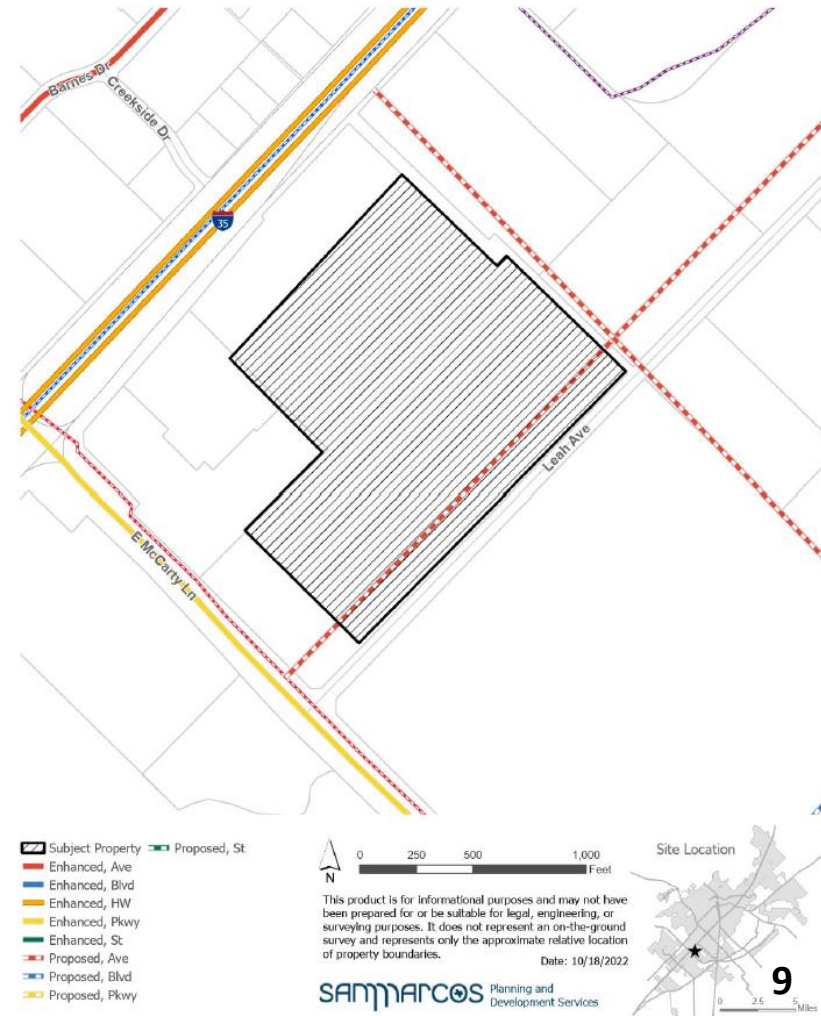






# Infrastructure

- **Streets**
  - Streetscape improvements
  - Transportation master plan
  - Block perimeter (5,000')
  - Bicycle & sidewalk connections
- **Utilities**
  - City of San Marcos water, wastewater, and electric





# Recommendation

- Planning and Zoning Commission recommends **denial** of ZC-22-41 as presented with an 8-1 vote.
- Staff provides a **neutral** recommendation on the request for Light Industrial.
  - The request meets many of the Code criteria for approval.
  - LI is a more intense district than the previously requested HC which was recommended for approval by P&Z, but not voted on at City Council.
  - City Council indicated this location may be better suited for commercial development under the current zoning classification.



# Zoning District Comparison Chart

Topic	Existing Zoning: General Commercial (GC)	Proposed Zoning: Light Industrial (LI)
<b>Zoning Description</b>	The GC District is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses. The commercial uses within this district will have operation characteristics that are generally compatible with the CC, Community Commercial District.	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.
<b>Uses</b>	Office, Service Uses, Retail, Commercial, etc. (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>	Residential uses are not allowed	Residential uses not allowed
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	N/A	4 stories (62 feet)
<b>Setbacks</b>	20' minimum front, 15' side, and 5' rear	20' minimum front, side, and rear
<b>Impervious Cover (max)</b>	80%	80%
<b>Lot Sizes</b>	Minimum 6,000 sf	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width
<b>Streetscapes</b>	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. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area	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







# INTRODUCTION

*Clay Development  
Summary*

*Key Personnel*

JOV













