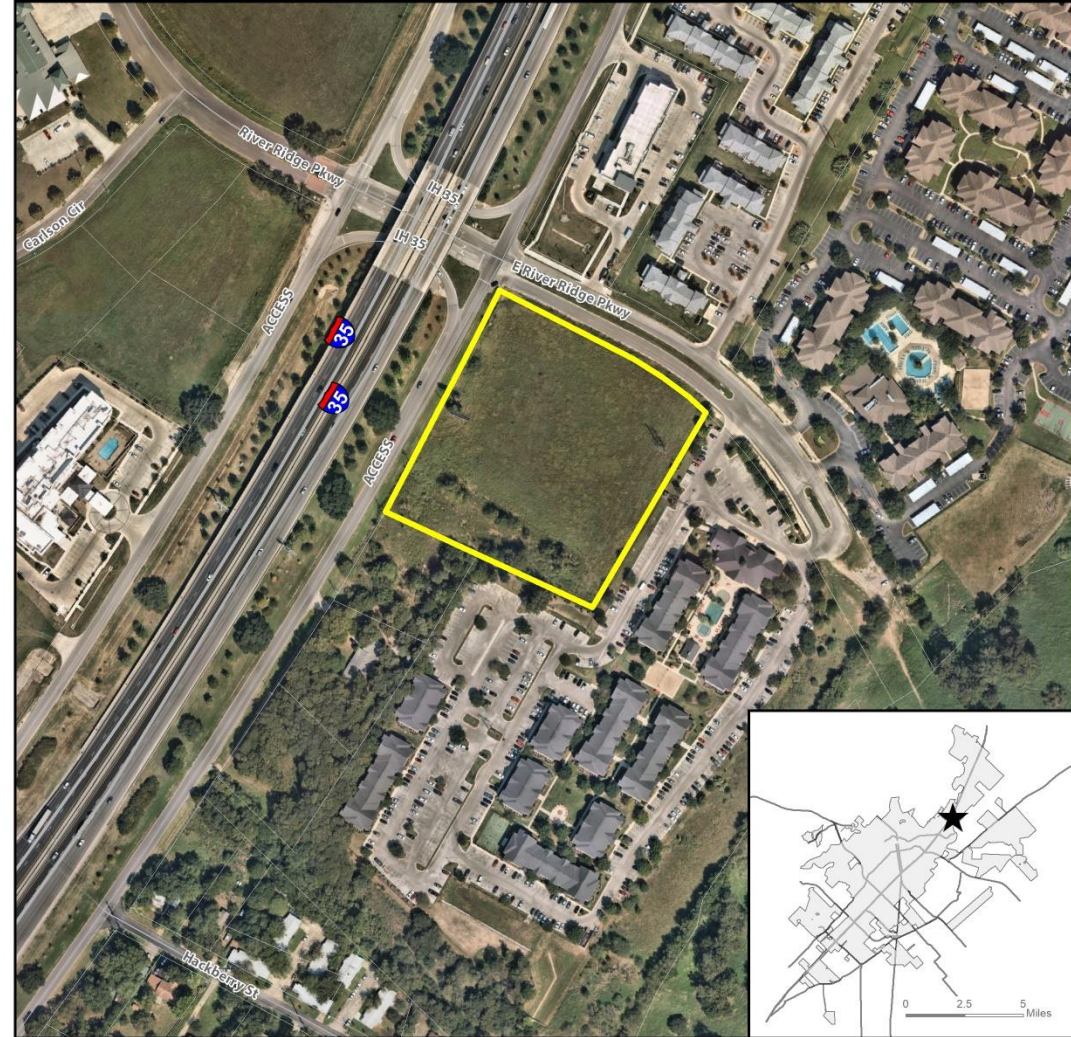


PDD-16-02(A) (Holt Tract Planned Development District Extension)

Hold a public hearing and consider a request by Greg Gitcho, Leadoff Investments LLC, on behalf of Kim Gunnarson, to extend the development rights time period by five years, for approximately 4.78 acres out of the J.M. Veramendi Survey No. 2, Abstract No. 17, Hays County, Texas, located at 2158 Interstate Highway 35 (S. Caldwell)

Location:

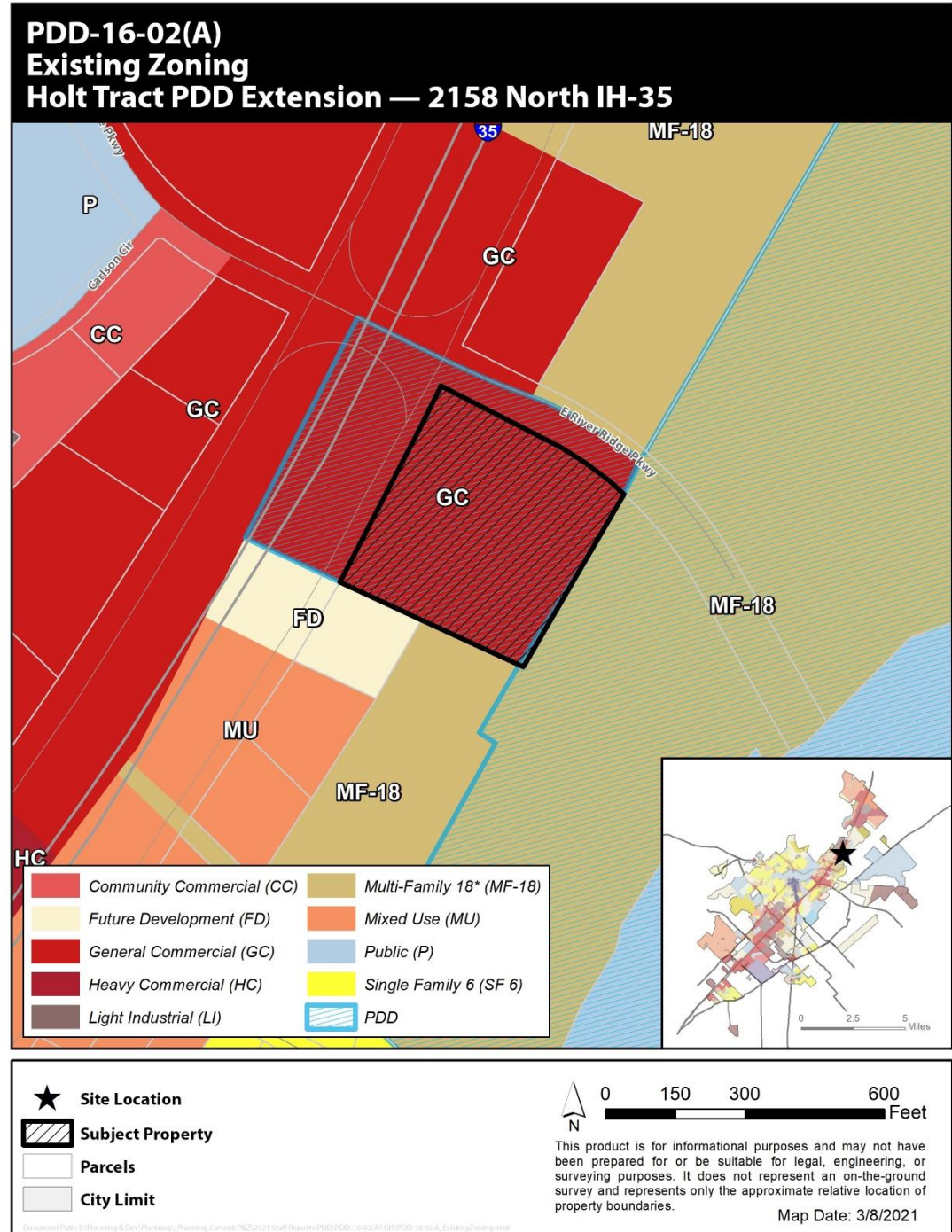
- Approximately 4.768 acres
- **Current Configuration:**
 - Vacant
 - Intersection of I-35 frontage road and River Ridge Parkway
- Surrounding uses include:
 - The Grove Apartments
 - The Avenue Apartments
 - Studio 6 Hotel



<ul style="list-style-type: none"> ★ Site Location ▭ Subject Property ▭ Parcel ▭ City Limit 		<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. Imagery from 2017.</p> <p style="text-align: right;">Map Date: 2/11/2021</p>
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Context & History

- **Existing Zoning:** General Commercial (GC)/Holt Tract PDD Overlay
- Applicant is requesting an extension of five (5) years
- No changes to existing Planned Development District proposed



Context & History

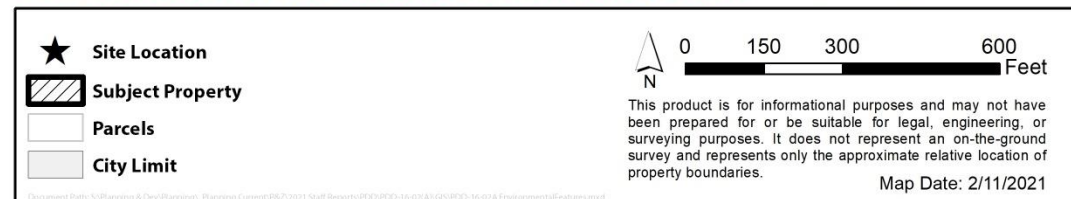
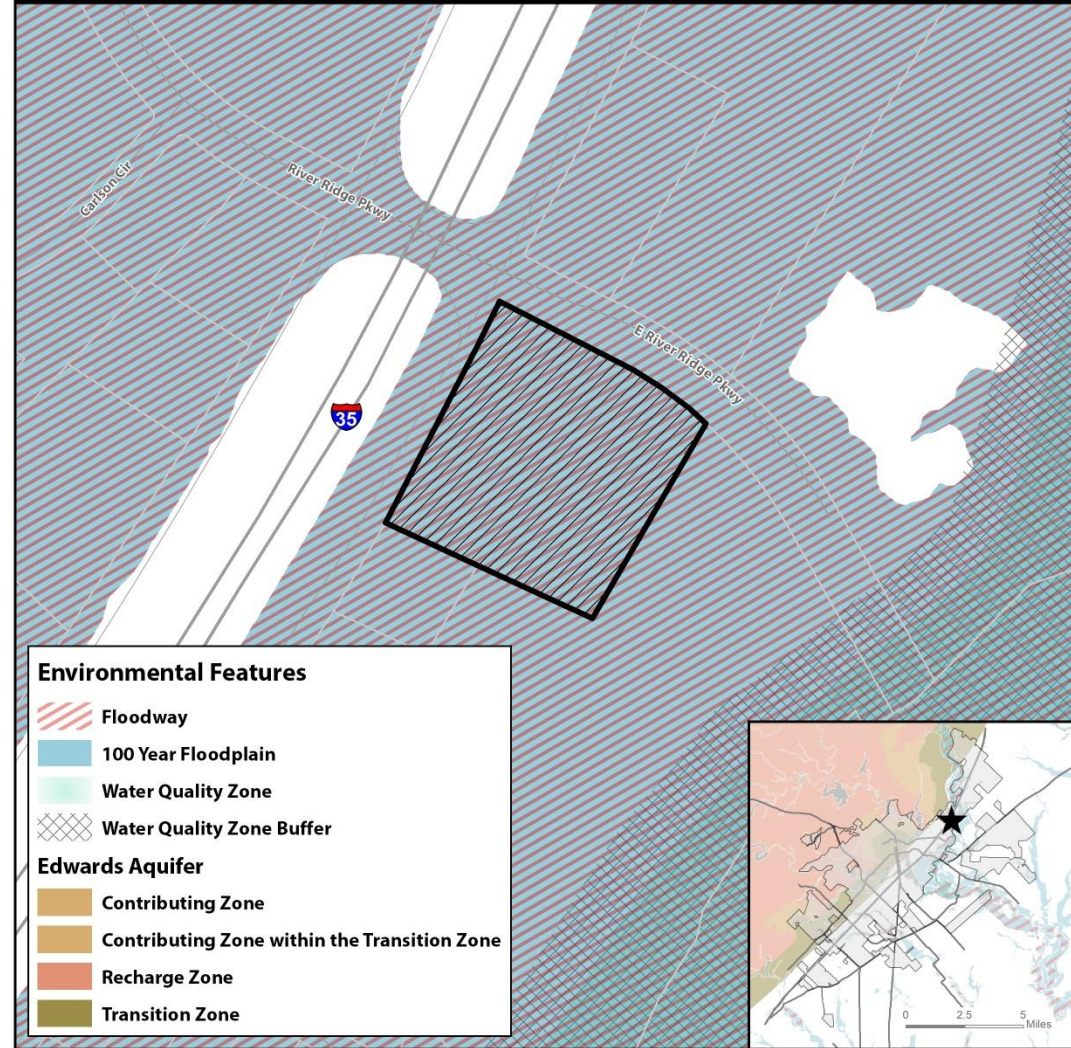
- **Ordinance No. 2016-22**

- Purpose was to facilitate commercial uses along IH-35 while taking into consideration unique environmental factors
- Progress toward development within five (5) years required. Expires August 20, 2021

- **Development Standards**

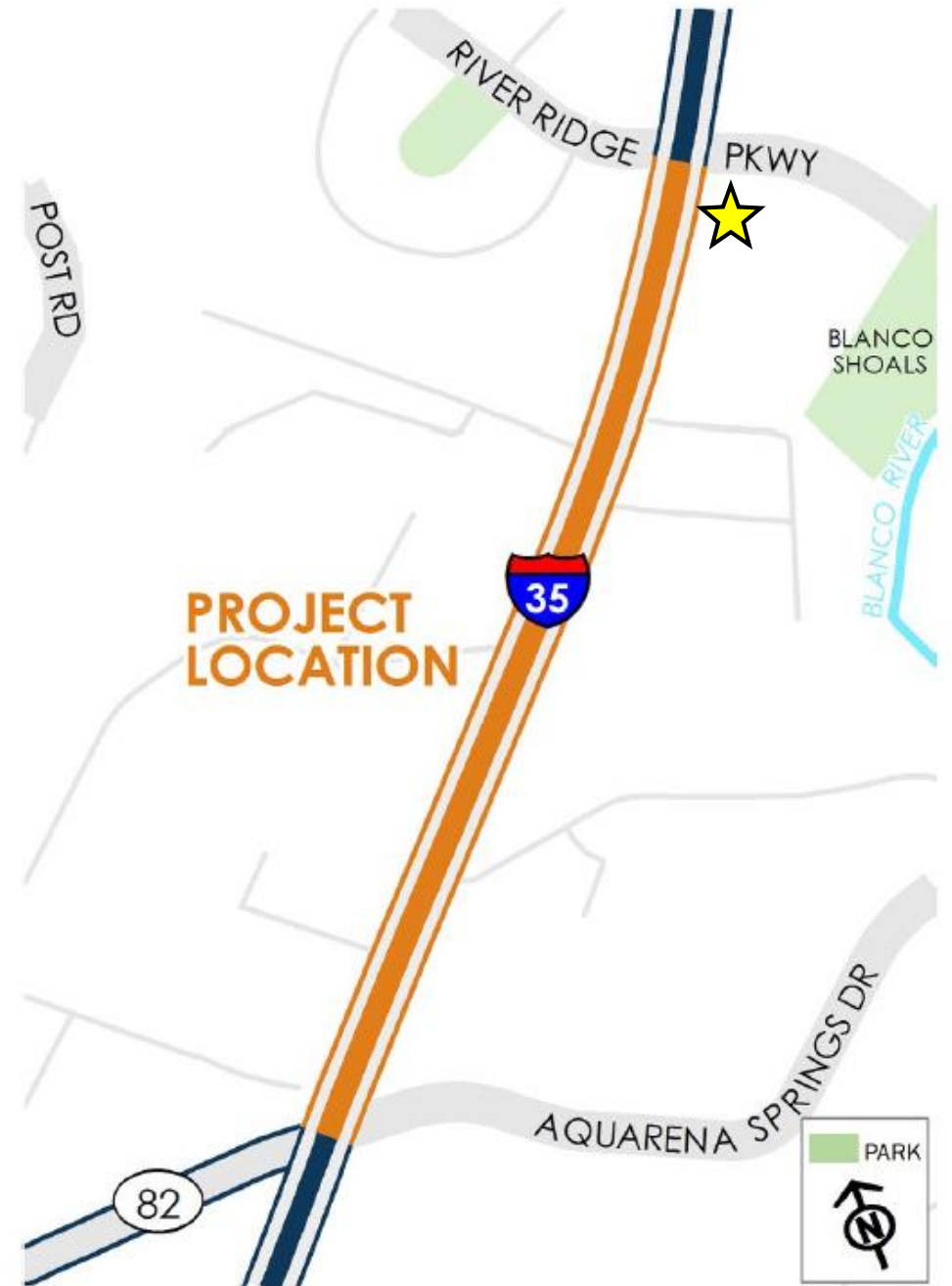
- Flood prevention standards functionally identical to current ordinance
- Impervious cover restricted to 50% max
- Match existing sidewalk and planting strip along East River Ridge Parkway
- Prohibit identified locally invasive species
- Compliance with current durable building materials standards

PDD-16-02(A) Environmental Features Holt Tract PDD Extension — 2158 North IH-35



Context & History

- **Loop 82 to River Ridge Parkway Project**
 - Began January 2021, scheduled for completion mid-2022
 - Work includes relocating existing northbound I-35 entrance ramp, constructing a new northbound exit ramp, reconstructing the northbound frontage road, and adding a new extended entrance/exit lane.



Comprehensive Plan Analysis

Located in an Employment Area

“An area intended to accommodate economic growth and the recruitment of major employers “

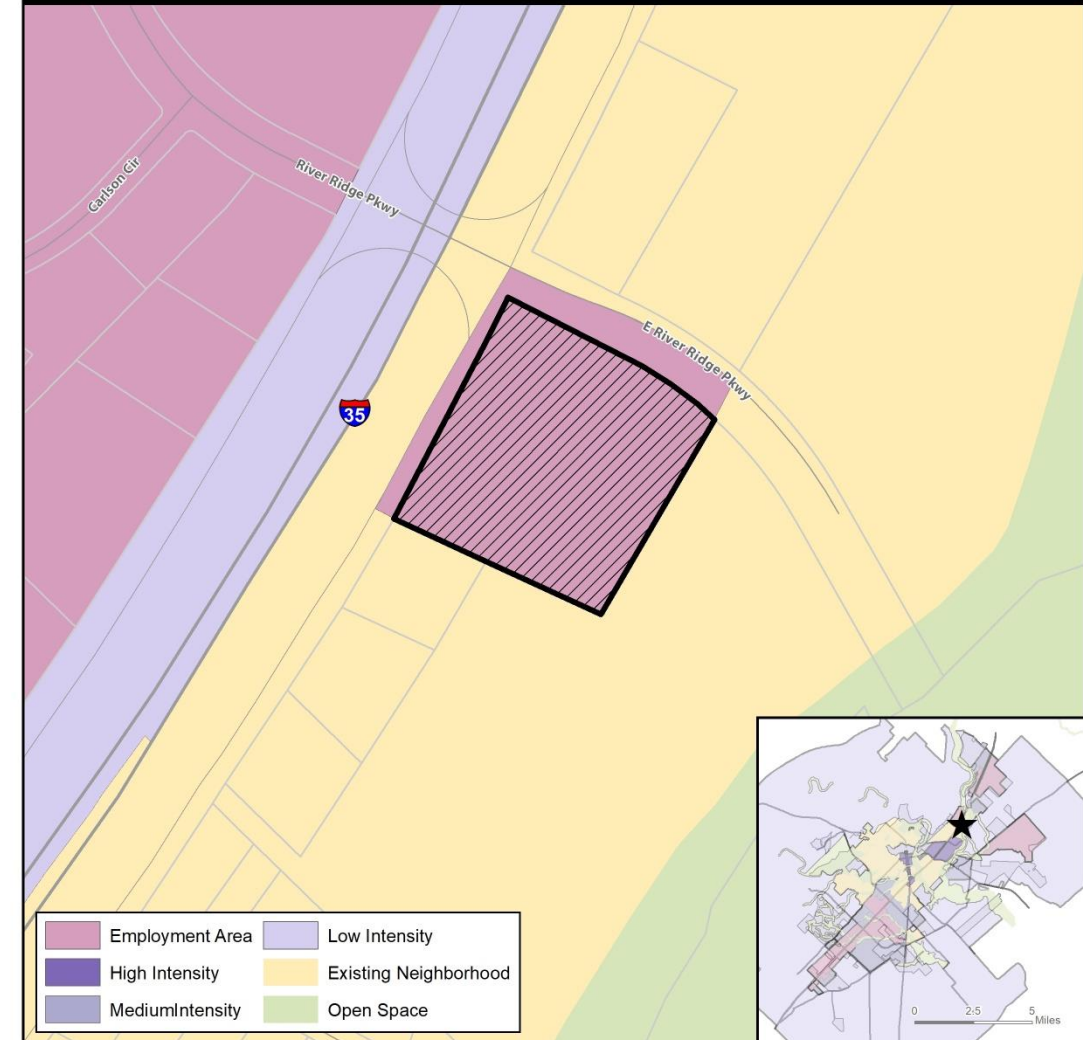
(San Marcos Development Code, Section 4.1.1.6)

“Potential employment areas appropriate for industrial, large office park, and intensive commercial uses. Typically these uses are located on large sites with excellent road access and rail access and access to water and sewer infrastructure.”

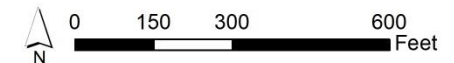
(Comprehensive Plan, pg. 69)

- Although a Legacy District, proposed extension aligns with vision of the Comprehensive Plan, which **“Considers”** Special Districts in Employment Areas.

PDD-16-02(A) Preferred Scenario Holt Tract PDD Extension — 2158 North IH-35



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



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Map Date: 2/11/2021

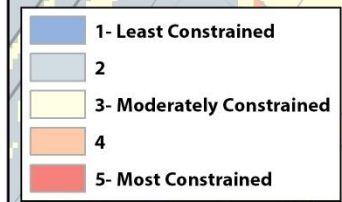
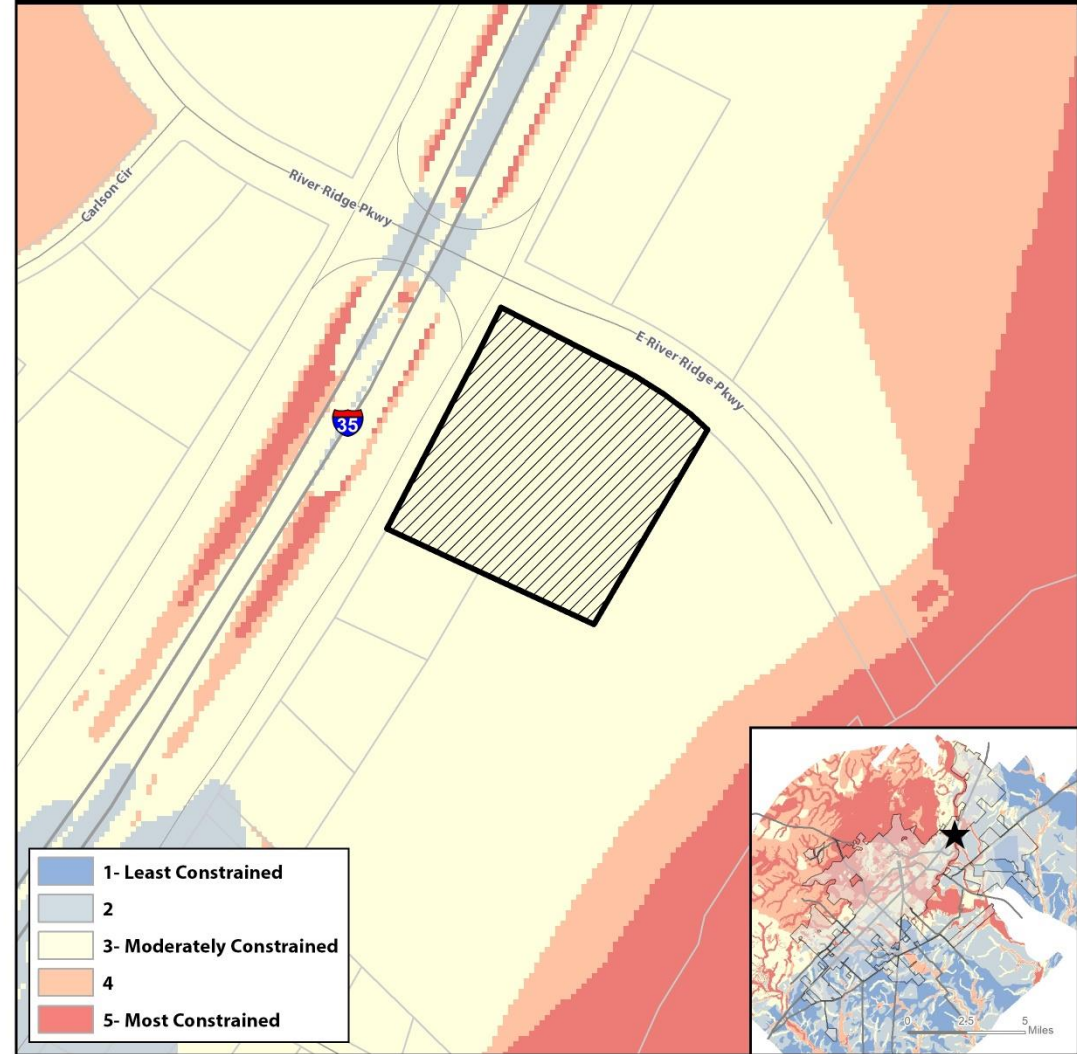
General Commercial/PDD Overlay Zoning Analysis:

- General Commercial districts are intended to provide locations for light commercial and service related establishments. The Holt Tract PDD is intended to facilitate commercial development while taking into consideration the site's location within the 100 year floodplain.
- **Allowable Uses:** *Limited Commercial, Service Related, Professional Office*

SPECIAL OR NONRESIDENTIAL DISTRICTS	
STANDARD CATEGORY	GC
Lot/Parcel Area, Minimum Sq. Ft.	6000
Lot/Parcel Area, Maximum Acres	--
Units per Acre, Maximum/Gross Acre	--
Lot Frontage Minimum Feet	50
Lot Width, Minimum Feet	50
Primary Street Setback, Min Ft	20
Side Setback, Minimum Feet, Interior	5
Side Setback, secondary street Min. Ft.	15
Rear Yard Setback, Minimum Feet	5
Lot Depth, Minimum Feet	100
Impervious Cover, Max. %*	80
Building height, Maximum Stories**	--

Environmental Analysis

- Within a “moderately constrained” area on the Land Use Suitability map
- Located within the regulatory floodway



<ul style="list-style-type: none"> Site Location Subject Property Parcels City Limit 	 <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: 2/11/2021</p>
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Infrastructure Requirements

- **Parkland Dedication**
 - Not required for non-residential development
- **Street Requirements**
 - Right-of-way dedication and construction
 - Streetscape improvements
 - Minimum block length
- **Utility Requirements**
 - Existing infrastructure, however, any required extensions will be installed in accordance with City standards



★ Site Location
 ▨ Subject Property
 □ Parcels
 □ City Limit

0 150 300 600 Feet

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Map Date: 3/8/2021

Commission Recommendation:

At the March 23, 2021 meeting, the Planning and Zoning Commission recommended **approval** of the request to extend development rights for an additional five years with a 8-0 vote.

Staff Recommendation:

Staff provides this request to the Council and recommends **approval** of the request to extend the development rights of the Holt Tract Planned Development District for an additional five (5) years.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: General Commercial (GC)/Holt Tract PDD Overlay
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The GC, General Commercial District is intended to provide locations for commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses. The Holt Tract PDD Overlay is intended to facilitate commercial uses along IH-35 while taking into consideration its location within the 100-year floodplain.
Uses	Residential / Agricultural (See Land Use Matrix)	Limited Commercial, Service Related, Office (See Land Use Matrix)
Parking	Dependent upon use No location standards	Dependent upon use No location standards
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	<ul style="list-style-type: none"> • Minimum landscaped area (dependent upon use) • Parking lot landscaping for lots with 20+ spaces • Transitional protective yard 	<ul style="list-style-type: none"> • Minimum landscaped area (dependent upon use) • Parking lot landscaping for lots with 20+ spaces • Plants listed as invasive species prohibited
Building Height (max)	2 stories or 40 ft	N/A
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, 5' interior side, 15' corner lot side, 5' rear
Impervious Cover (max)	30%	50% *Reduced in PDD from 80% allowed in base GC zone
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 6,000 square feet lot area, Minimum 50' 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.	10' sidewalk along East River Ridge, street trees every 50' on center average, 6' planting area between sidewalk and street required
Blocks	No Block Perimeter Required	Block lengths shall not exceed 1,600 feet in length along major thoroughfares and 1,200 feet along other streets.
Flood Damage Prevention	Compliance with Chapter 39 required	PDD requirement functionally identical to Chapter 39 requirements