

# **Public Hearing**

## **ZC-22-08**

### **Hwy 123 Business Park LI to CM**

Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2022-XX, amending the Official Zoning Map of the City in Case ZC-22-08, by rezoning approximately 5.01 acres of land generally located at the intersection of E McCarty Lane and Hwy 123 from “LI” Light Industrial to “CM”, Commercial, or, subject to the consent of the owner, another less intense zoning district classification, including procedural provisions; providing an effective date, and consider approval or Ordinance 2022-XX on the first of two readings.



# Property Information

- Approximately 7.52 acres
- Located at the intersection of E McCarty Lane and Hwy 123
- Located within City Limits

## ZC-22-08 400' Notification Buffer HWY 123 Business Park — 3200 Block Highway 123



★	Site Location
	Subject Property
	400' Buffer
	Parcel
	City Limit

0 150 300 600 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.

Map Date: 3/22/2022

# Context & History

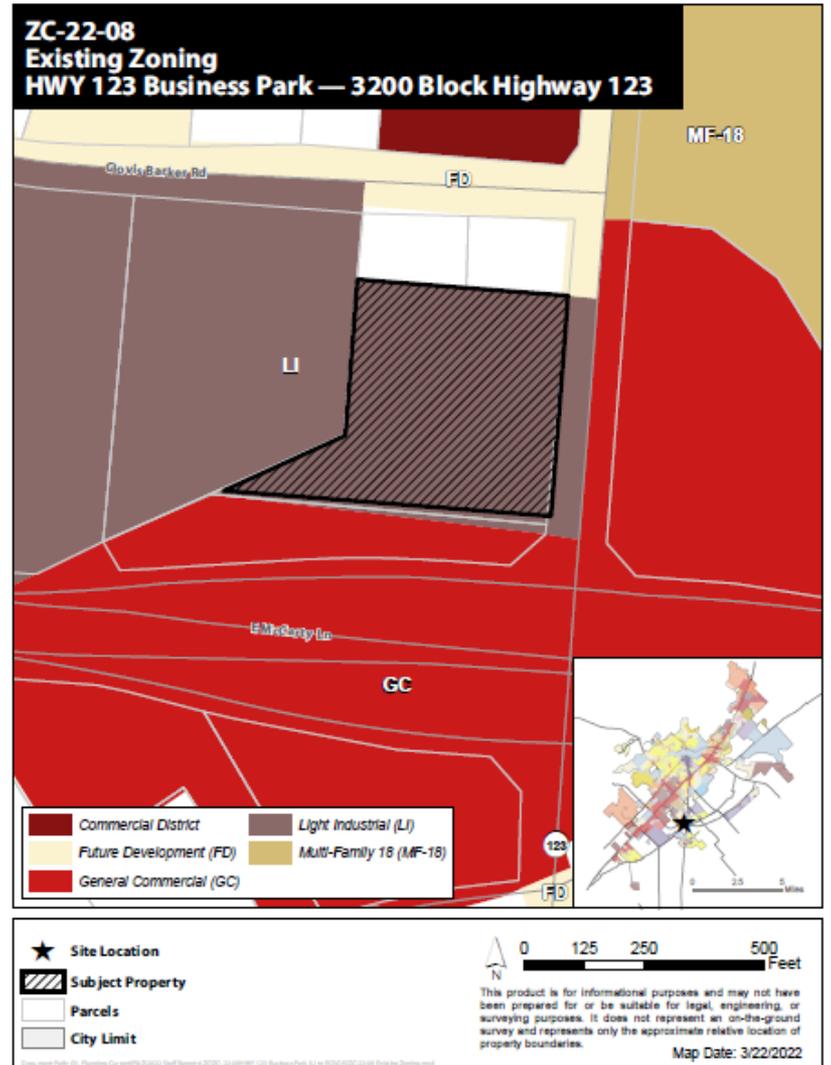
- Currently Vacant
- Surrounding Uses
  - Warehouse/Outdoor Storage
  - Manufacturing
  - Vacant





# Context & History

- Existing Zoning:  
Zoning District “GC” General Commercial and “LI” Light Industrial
  - Allows Limited Commercial and Service Related Establishments
  - Manufacturing and Light Industrial Uses
- Proposed Zoning:  
Zoning District “CM”
  - Previously EC (Employment Center)
  - Least intense commercial district. Allows a variety of commercial uses with site design standards

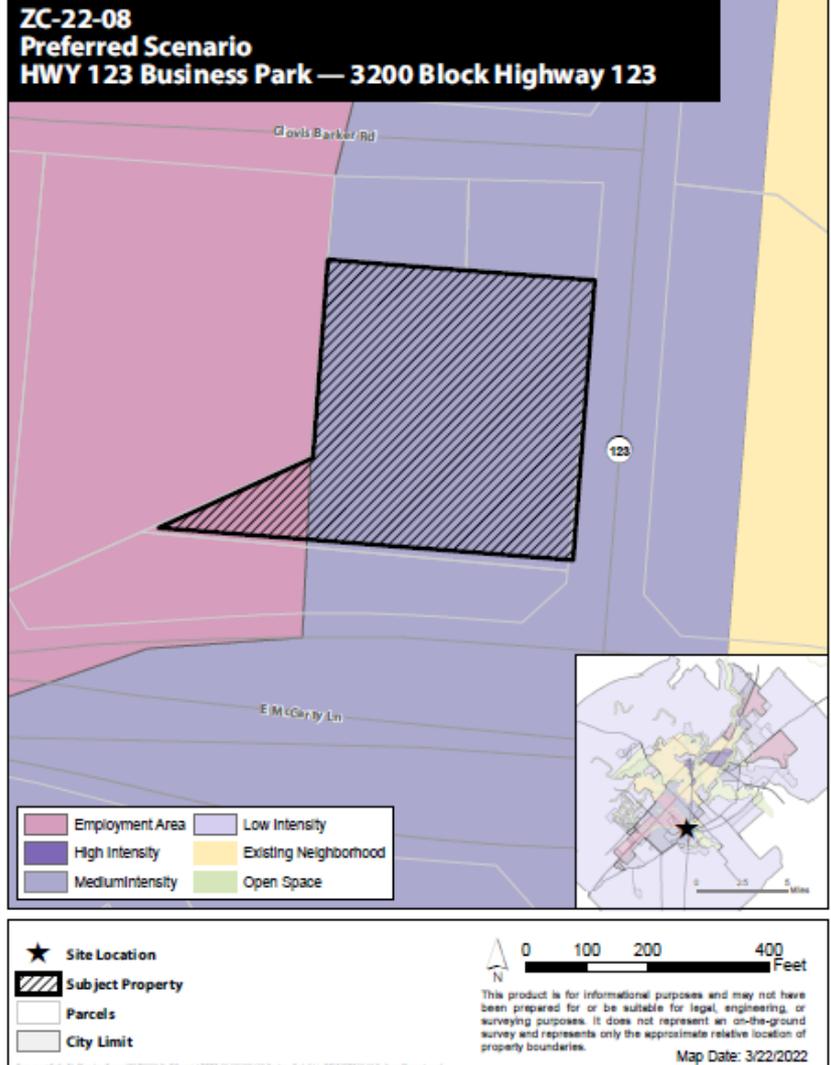




# Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium Intensity and Employment Area
- 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?

**“Commercial” within a “Medium Intensity and Employment Area”**

**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
<b>Special Districts</b>	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP = Not Preferred		C = Consider

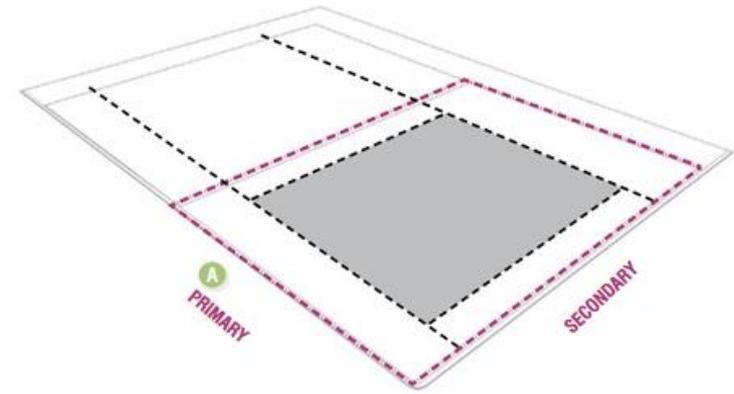


# Zoning Analysis

- District primarily intended to serve as a commercial gateway to take advantage of proximity to major roadways.
- Permitted building types include Live/Work, General Commercial, Mixed Use Shopfront and Civic Buildings
- Proposed development is a Business Park

## EC

### SECTION 4.4.5.1 EMPLOYMENT CENTER



**KEY**

- Property Line (ROW)
- Softbacks
- Building Footprint
- A Metrics on This and Facing Page

**DISTRICT INTENT STATEMENTS**

EC is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. EC should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

**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**

Live/ Work	Section 4.4.6.10
General Commercial	Section 4.4.6.12
Mixed Use Shopfront*	Section 4.4.6.13
Civic Building	Section 4.4.6.14

\*No Residential on the ground floor

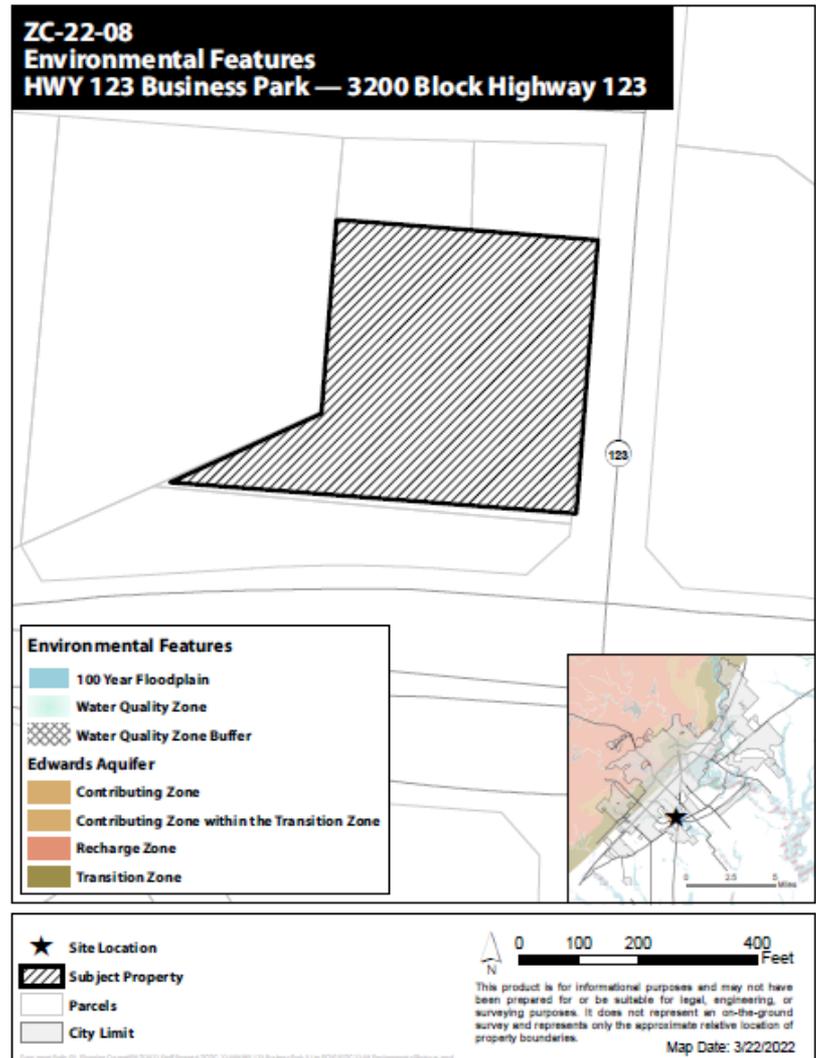
**BUILDING STANDARDS**

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



# Environmental Analysis

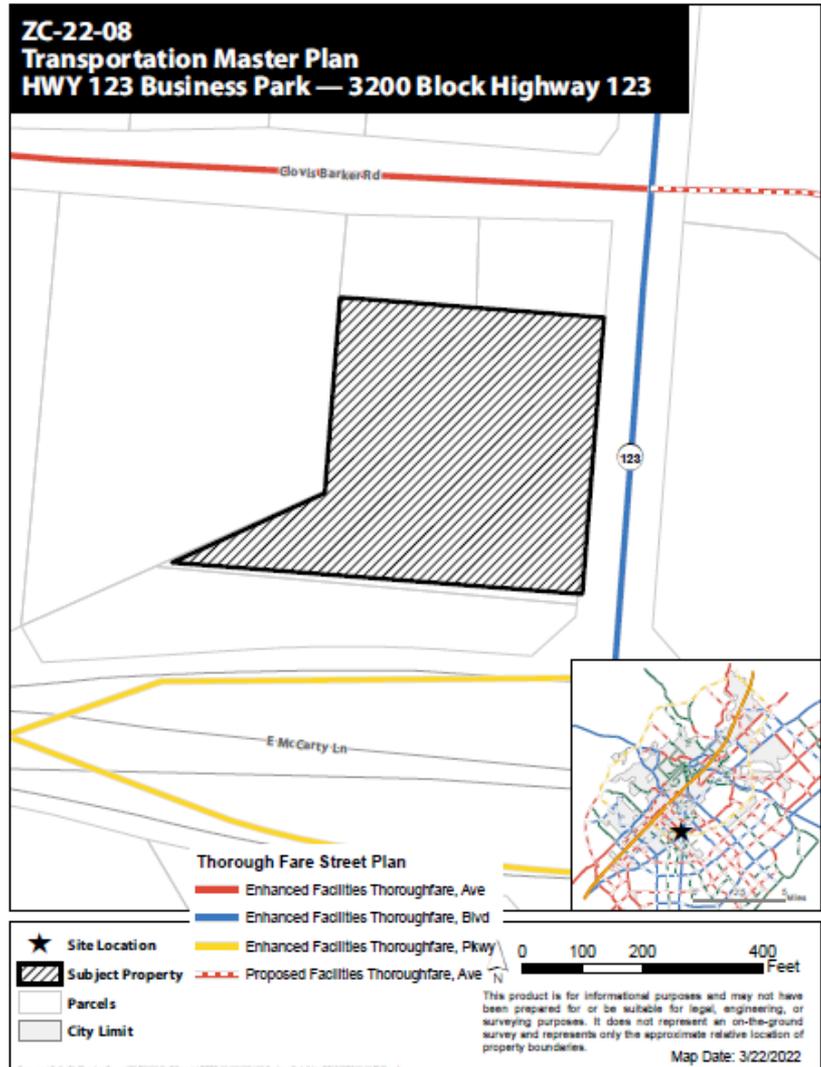
- Not located
  - 100 year floodplain
  - Water Quality Zone
  - Edwards Aquifer zone
  - Atop significant slopes
- Located in the Cottonwood Creek Subwatershed





# Infrastructure

- **Streets**
  - Transportation Master Plan - Enhanced Facilities Thoroughfare Boulevard – Hwy 123
  - Transportation Master Plan – Enhanced Facilities Thoroughfare Parkway – E McCarty Lane
  - Block perimeter (5,000 feet)
- **Utilities**
  - City of San Marcos Water / Wastewater
  - Bluebonnet Electric





# Recommendation

- Staff recommends approval of the request as presented.

## Zoning District Comparison Chart

Topic	Existing Zoning: Light Industrial (LI)	Proposed Zoning: Commercial (CM) formerly Employment Center (EC)
Zoning Description	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 relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.	CM is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. Building type options include live work, shopfront house, mixed use and general commercial buildings. CM should be applied along commercial corridors that serve as entrances to downtown or other pedestrian oriented activity areas.
Uses	Primarily Industrial with some commercial and public/institutional (See Land Use Matrix)	Variety of commercial uses permitted including offices, retail, medical, hotels, recreation, light manufacturing, and warehouse/distribution.
Parking Location	No location standards	Surface parking - no parking in the 1st layer; parking allowed in the 2nd and 3rd layer. Garage parking allowed in 3rd layer only.
Parking Standards	Dependent on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.	Dependent on use
Max Residential Units per acre	Residential uses are not allowed.	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	4 stories (62 feet)	4 stories (62 feet)
Setbacks	20' minimum front, side, and rear	For Primary building - 10'-20' setback from Primary Street, 10'-15' setback from Secondary St. 5' min side setback, 20' min rear setback
Impervious Cover (max)	80%	80%
Lot Sizes	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width	Minimum 4,000 sq ft for general commercial, mixed use shopfront and civic buildings; Minimum of 1,100 sq ft for live/work.
Streetscapes	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.
Blocks	5,000 ft. Block Perimeter max	5,000 ft. Block Perimeter max