



Public Hearing

ZC-25-13

Francis Harris Ln Maberry Data Center CD 2.5/FD to LI

Hold a public hearing and consider a request by Armbrust & Brown, PLLC, on behalf of Highlander SM One, LLC and Donald and Germaine Tuff, for a Zoning Change from Future Development (FD) and Character District 2.5 (CD-2.5) to "Light Industrial" (LI) or, subject to consent of the owner, another less intense zoning district classification, for approximately 199.49 +/- acres of land, more or less, out of the A.M Esnaurizar Survey, Abstract No. 6, generally located on the western side of Francis Harris Lane, south of the intersection between Grant Harris Rd and Francis Harris Lane in Hays County, Texas. (J.Cleary)

Property Information

- Approximately 200 acres.
- Located within both the City limits and the ETJ.
- Annexation of the western tract is being considered concurrently (AN-25-02).
- Resubmittal of ZC-25-02 (recommended for denial by P&Z on March 25, 2025).



- Parcels
- Subject Property
- 400ft Buffer



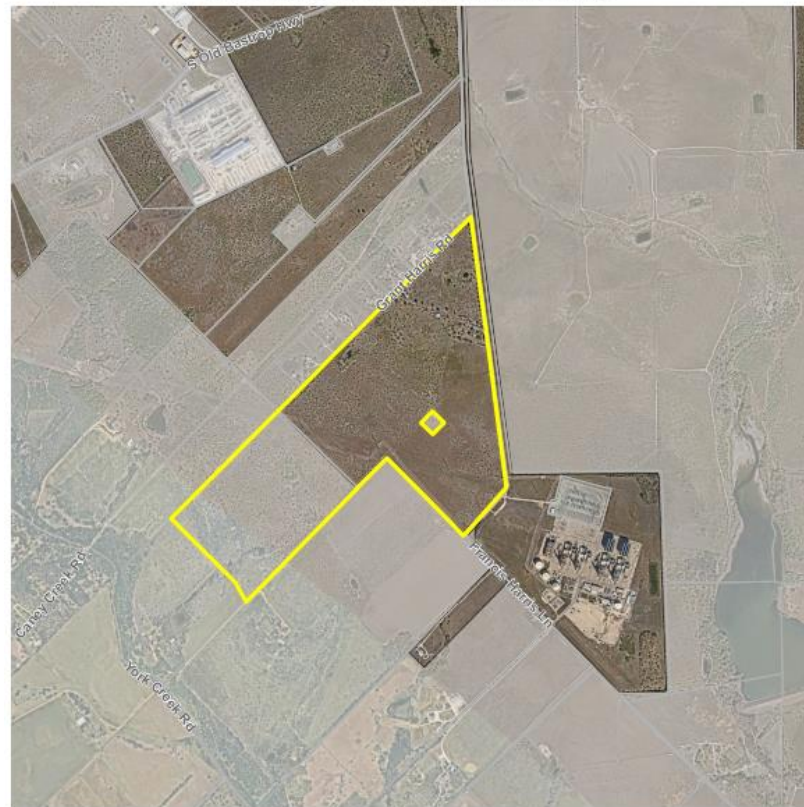
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Date: 12/17/2025



Context & History

- Site currently vacant.
- Surrounding Land Uses
 - Rural Residential
 - Power Plant (Hays Energy)
 - Vacant/ Agricultural
 - Cemetery
- Preferred Scenario Amendment from Conservation/Cluster to Commercial/Employment – Low being considered concurrently (PSA-25-02).



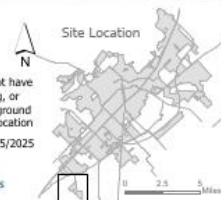
- Subject Property
- Parcels
- ETJ

0 550 1,100 2,200
Feet

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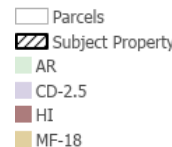
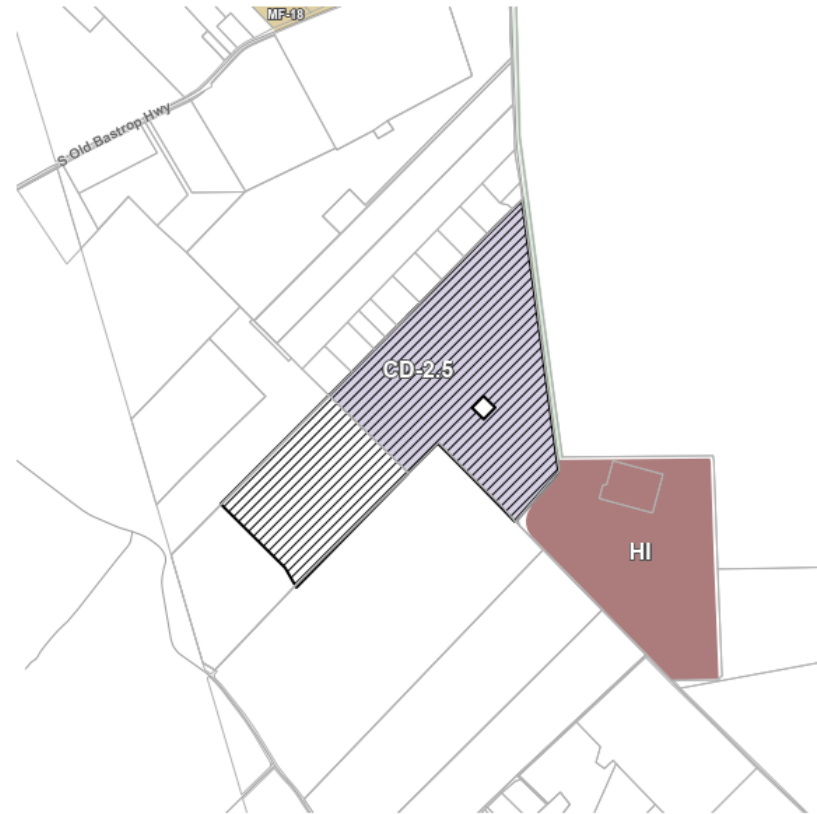


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Context & History

- Existing Zoning:
Future Development (FD) & CD-2.5
Character District 2.5 (CD-2.5)
 - CD-2.5 allows predominantly single family residential
 - FD is intended to be a temporary zoning upon annexation
- Proposed Zoning:
Light Industrial (LI)
 - Allows light industrial, manufacturing, and office uses.



0 550 1,100 2,200
Feet



Site Location

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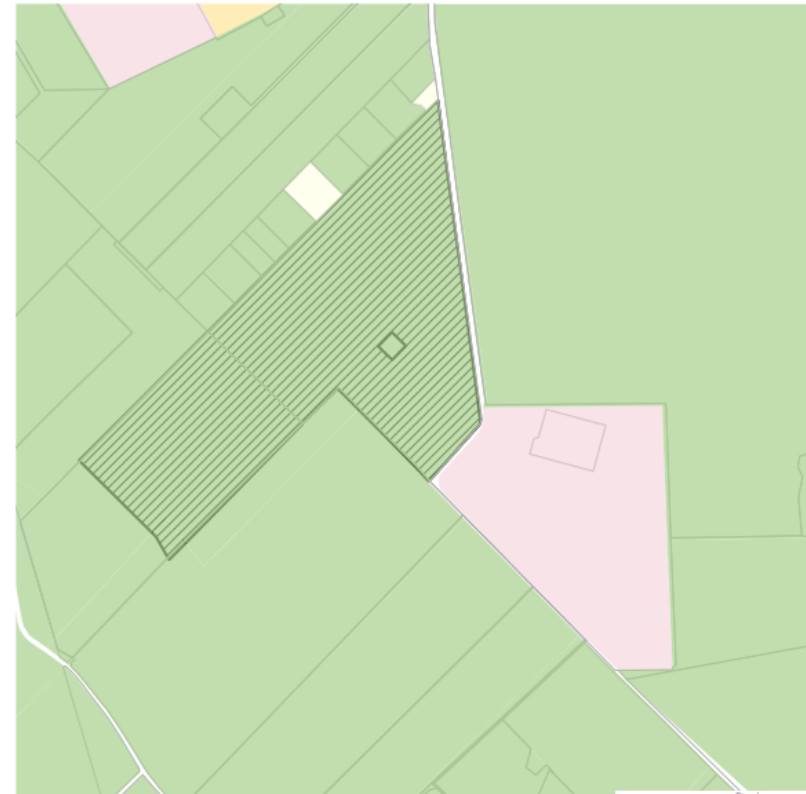
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Comprehensive Plan Analysis

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

- Existing Preferred Scenario:
Conservation Cluster
- “To identify areas to conserve and reserve for future development as a means of focusing more intensive development in other areas of the community” (VisionSMTX)*
- Accompanying Preferred Scenario Request to change to
Commercial/Employment – Low
(PSA-25-02)



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Comprehensive Plan Analysis (VISION SMTX)

Step 2: Is the request consistent with Table 4.1 of the Land Development Code?

Light Industrial within Conservation Cluster and Employment/Commercial Low

Zoning District		Place Types									
		Neighborhood Low-Existing	Neighborhood Low-New	Neighborhood Medium	Neighborhood High	Neighborhood Transition	Mixed Use Low	Mixed Use Medium	Employment/Commercial Low	Employment/Commercial Medium	Conservation Cluster
Conventional Residential	FD	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
	SF-R	C	NP	NP	-	-	-	-	-	-	-
	SF-6	C	C	NP	-	-	-	-	-	-	-
	SF-4.5	C	C	C	NP	-	-	-	-	-	-
Neighborhood Density Districts	ND-3	See Section 4.1.2.4 and 4.1.2.5 of the Development Code	C	C	NP	NP	NP	NP	-	-	-
	ND-3.2		C	C	NP	NP	NP	NP	-	-	-
	ND-3.5		C	C	C	C	NP	NP	-	-	-
	ND-4		C	C	C	C	C	NP	-	-	-
	N-CM		C	C	C	C	C	C	-	C	-
Character Districts	CD-1	C	C	NP	NP	C	-	-	NP	NP	See Section 4.1.2.6 of the Development Code
	CD-2	-	NP	-	-	-	-	-	-	-	
	CD-2.5	-	C	NP	NP	C	-	-	-	-	
	CD-3	-	C	NP	NP	C	NP	-	-	-	
	CD-4	-	NP	-	NP	NP	C	C	NP	C	
	CD-5	-	-	-	-	NP	NP	C	NP	C	
	CD-5D	-	-	-	-	-	-	C	-	-	
	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
Special Districts	CM	-	-	-	-	-	NP	NP	C	C	NP
	HC	-	-	-	-	-	NP	NP	C	C	-
	LI	-	-	-	-	-	-	-	C	NP	-
	HI	-	-	-	-	-	-	-	C	NP	-
	MH	-	C	NP	NP	NP	NP	-	-	-	NP

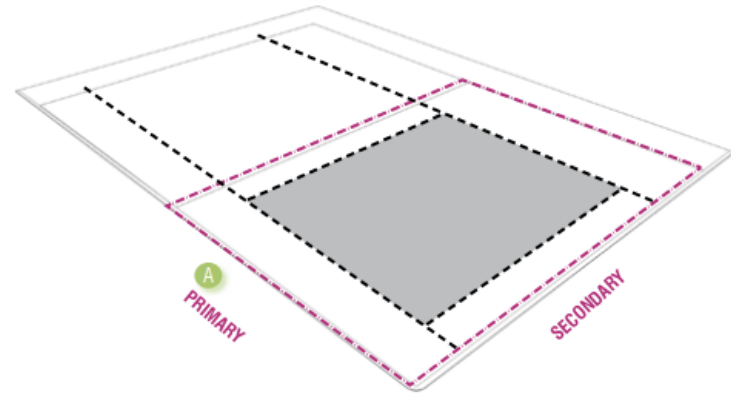
C= Consider

NP= Not Preferred

(-) = Preferred Scenario Amendment (PSA) Required

Zoning Analysis

- Manufacturing and light industrial uses which should not be noxious to nearby residential or commercial uses.
- General Commercial and Civic Building Types.
- Manufacturing & light industrial uses like industrial office, warehouse, & distribution.
- Applicant is proposing to construct a data center.



KEY

--- Property Line (ROW)
A 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

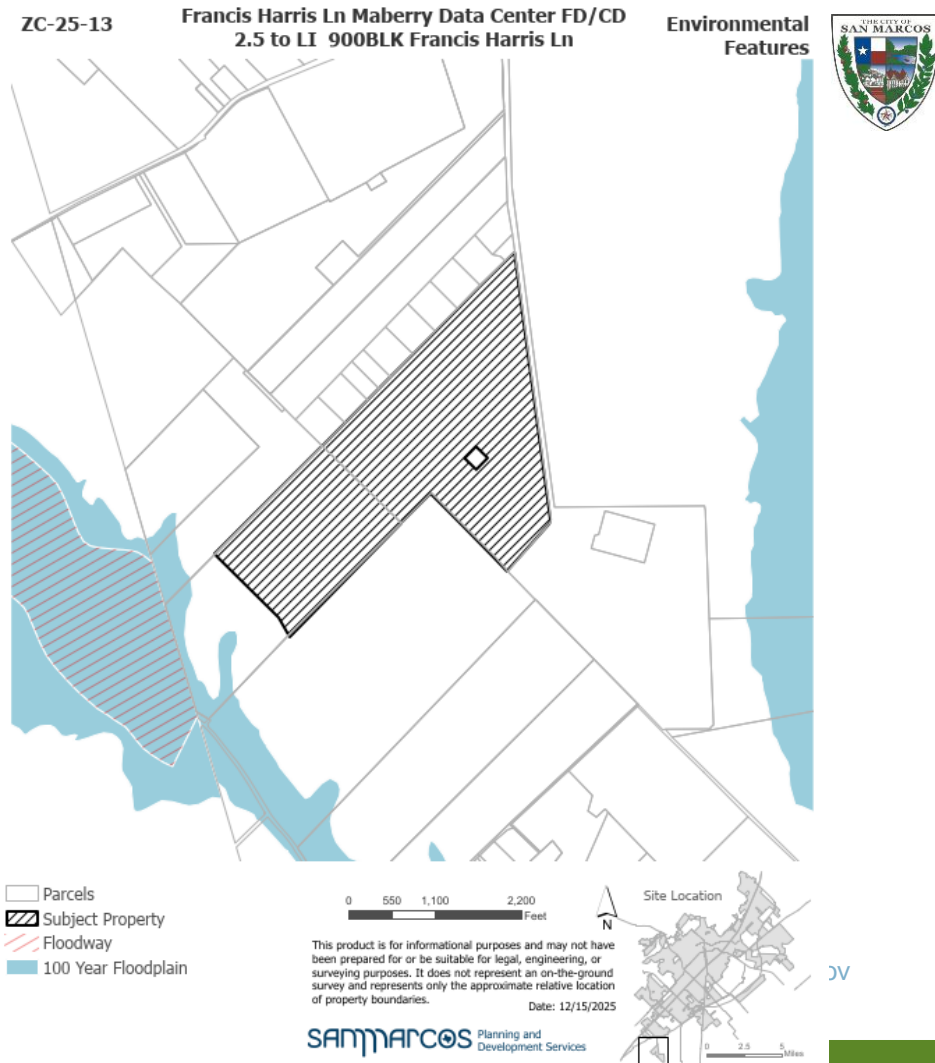
General Commercial	Section 4.4.5.12
Civic Building	Section 4.4.5.14

BUILDING STANDARDS

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

Environmental Analysis

- Not located in the Edwards Aquifer Recharge Zone, Contribution Zone or Transition Zone.
- Not located within the 100-year floodplain or floodway.
- Not located within the San Marcos River Corridor or River Protection Zone.



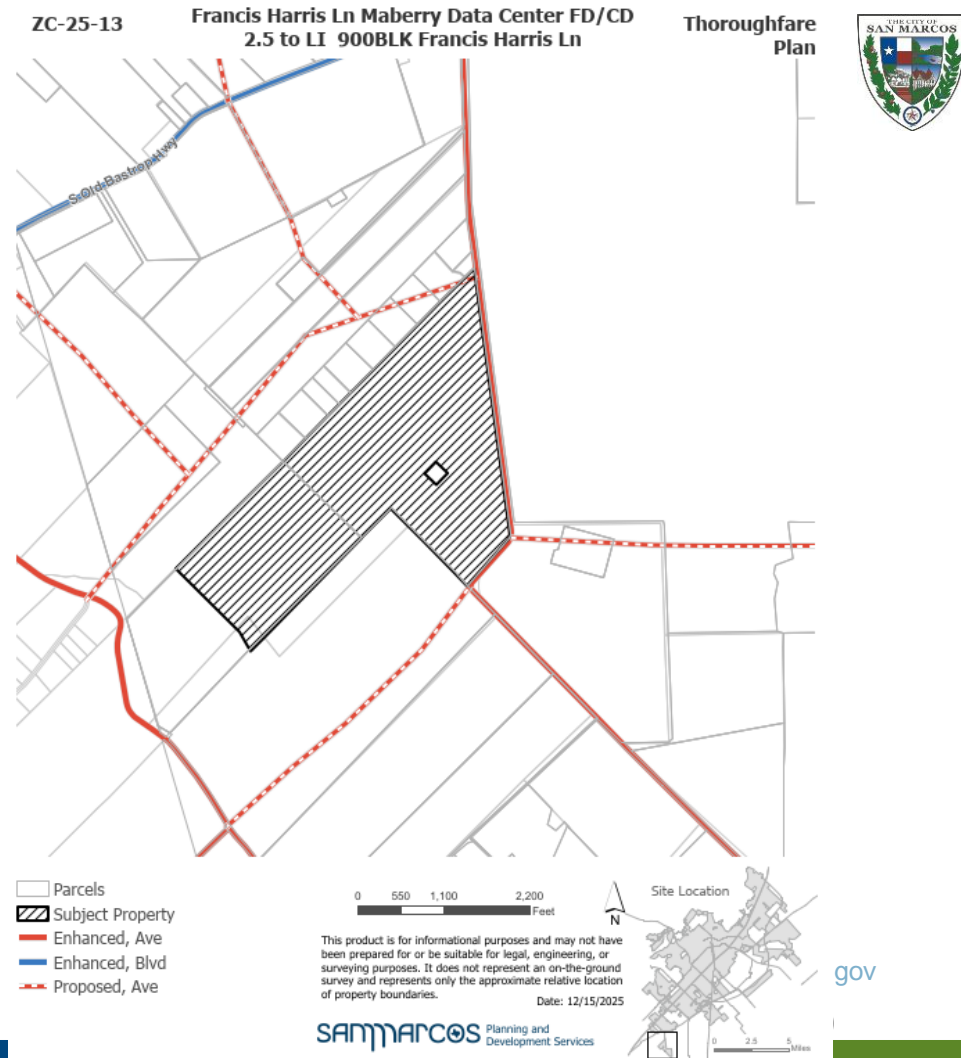
Infrastructure

- **Streets**

- Proposed TMP road along northern boundary
- Block perimeter (5,000 feet)
- Bicycle & Sidewalk connections required along Francis Harris Ln at time of site development

- **Utilities**

- City of San Marcos Wastewater
- Crystal Clear SUD Water
- Pedernales Electric



Recommendation (continued)

- Staff recommends **partial approval** of ZC-25-13 for all of the requested tract with the exception of a 50 ' buffer along the northwestern property line of the Highlander, SM One, LLC Tract adjacent the private driveway Grant Harris Rd (see map on next slide). This 50' buffer is recommended for the less intense zoning district of Character District-1 (subject to the consent of the owner).
- This recommendation for approval is also **subject to the approval of the associated Preferred Scenario Amendment PSA-25-02.**



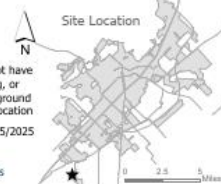
Proposed CD-1 Buffer

- 50' from the subdivided properties along joint use access easement (Grant Harris Rd.)
- Properties along Grant Harris do not currently have road frontage.
- City's Thoroughfare Plan requires ROW be dedicated and constructed at the time of platting. If this 50' is dedicated as required in the TMP, then the CD-1 zoning would automatically be changed to LI to match adjacent property.
- If no ROW is dedicated, a 20-35 ft Transitional Protective Yard (Type C/D) would be required.



ZC-25-02 Grant Harris 50 ft Buffer
 Subject Property
 Parcels

0 140 280 560 Feet



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Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Existing Zoning: Character District – 2.5 (CD-2.5)	Proposed Zoning: Light Industrial (LI)
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 CD-2.5 District is primarily intended to accommodate single-family detached houses and to encourage home ownership. Uses that would interfere with the residential nature of the district are not allowed	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.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential, Civic	Primarily industrial uses as well as light manufacturing, offices, waste related services, and warehouse and distribution. Examples of light industrial uses include food and beverage products, breweries, contractor storage, dry-cleaning, furniture manufacturing, and welding (See Land Use Matrix)
Parking Location	No location standards	Parking allowed in the second and third Layer	No location standards
Parking Standards	Dependent upon use	2 spaces per dwelling unit	Depends on use
Max Residential Units per acre	0.4 units per acre (max)	8 units per acre (max)	N/A - Residential uses are not allowed
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories	4 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	15' front, 5' side (interior), 10' side (corner), 15' rear (5' with alley)	20' minimum front, side, and rear
Impervious Cover (max)	30%	60%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 4,500 square ft lot	Minimum 7,000 sq ft lot area, Minimum 70 ft 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	Residential Street: 5' sidewalk, street trees every 35' o.c. 7' planting area.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,800 ft. block perimeter max	5,000 ft. block perimeter max