



Action Item

ZC-23-01

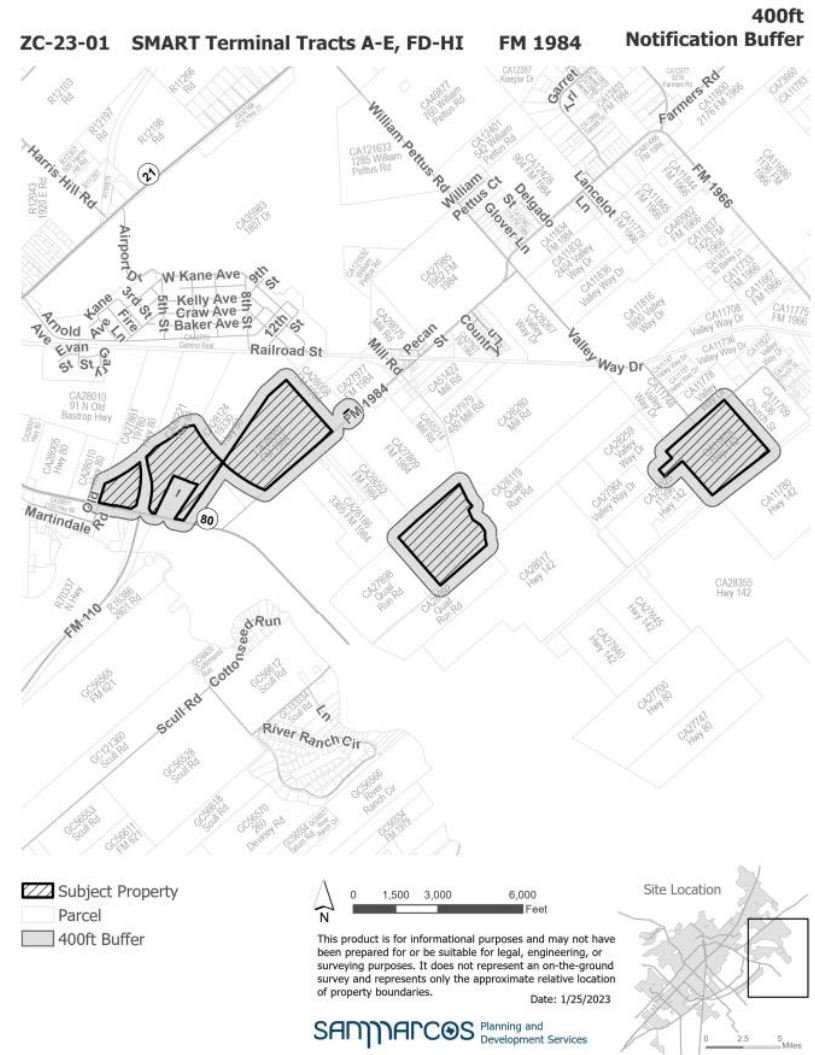
SMART Terminal FD to HI

Receive a staff presentation and consider a request by Franklin Mountain San Marcos I.L.P, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 588.821 +/- acres of land, more or less, out of the William Pettus Survey, Abstract No. 21 and the Thomas Maxwell Survey No.17, Abstract No. 188, Caldwell County, Texas, generally located: NW of the intersection between FM 110 and SH80; between FM 110, SH 80, and FM 1984; approximately 4,000 ft northeast of the intersection between SH 80 and Quail Run Road, and between SH 142 and Valley Way Drive. (J. Cleary)



Property Information

- Approximately 590 acres
- Located south of the airport on FM 1984 between SH 80 and FM 110 (multiple parcels)
- Located within ETJ, annexation concurrently considered by City Council
- On February 14th, P&Z held a Public Hearing and voted to postpone consideration to 03/28 to allow the applicant to undertake additional outreach.





Context & History

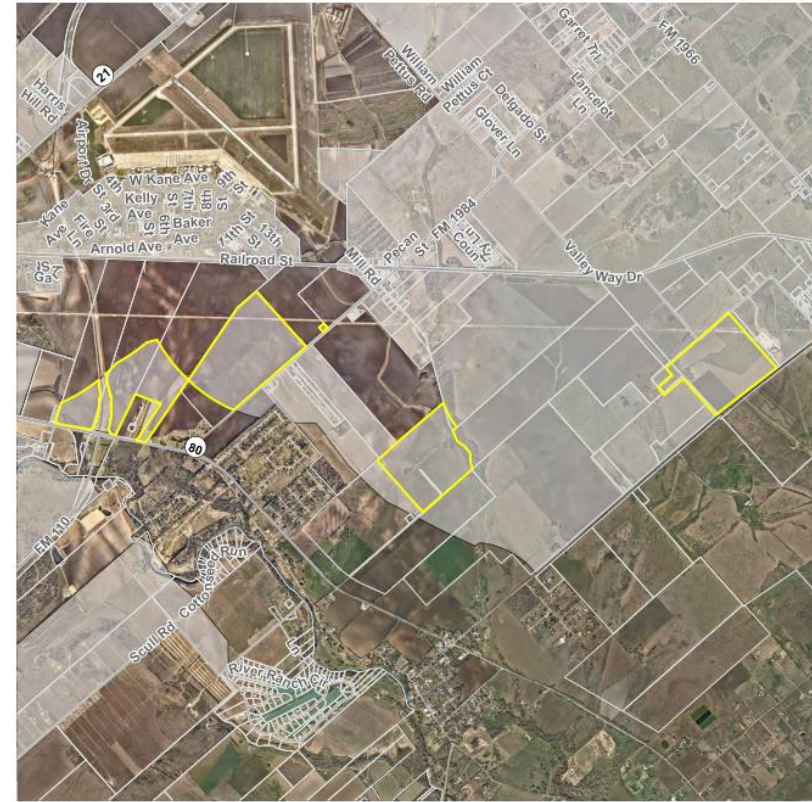
- Currently Vacant
- Surrounding Uses
 - Vacant/ agricultural
 - Rural residential
 - Education/ training site (Job Corps)
 - Airport
- Subject to a Development Agreement (SMART Terminal) which was amended by Council on January 17, 2023

ZC-23-01

SMART Terminal Tracts A-E, FD - HI

FM 1984

Aerial Map



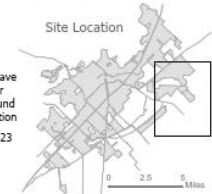
- Subject Property
- Parcel
- ETD



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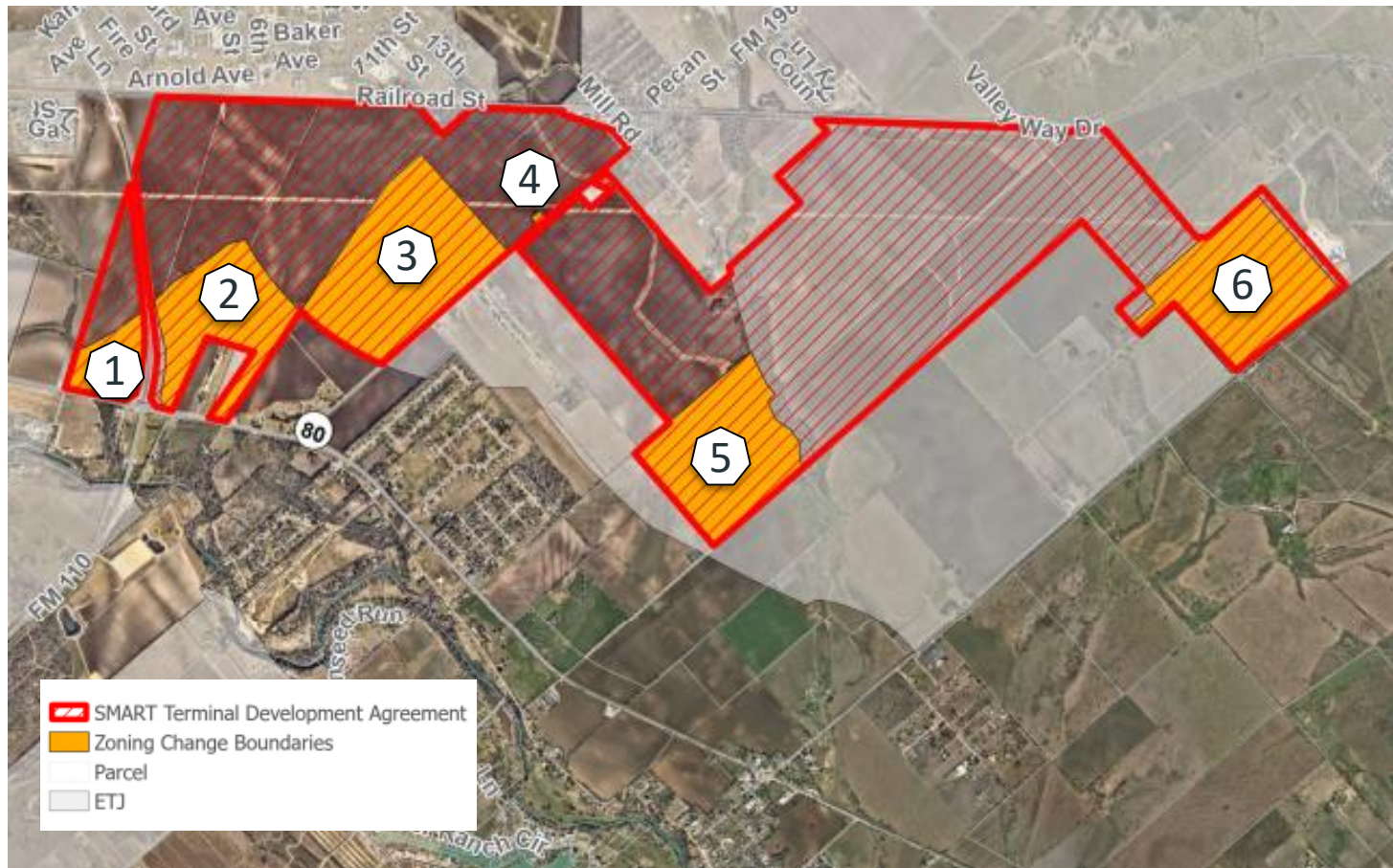
Date: 1/20/2023

SAN MARCOS Planning and Development Services





Context & History – Development Agreement





Context & History

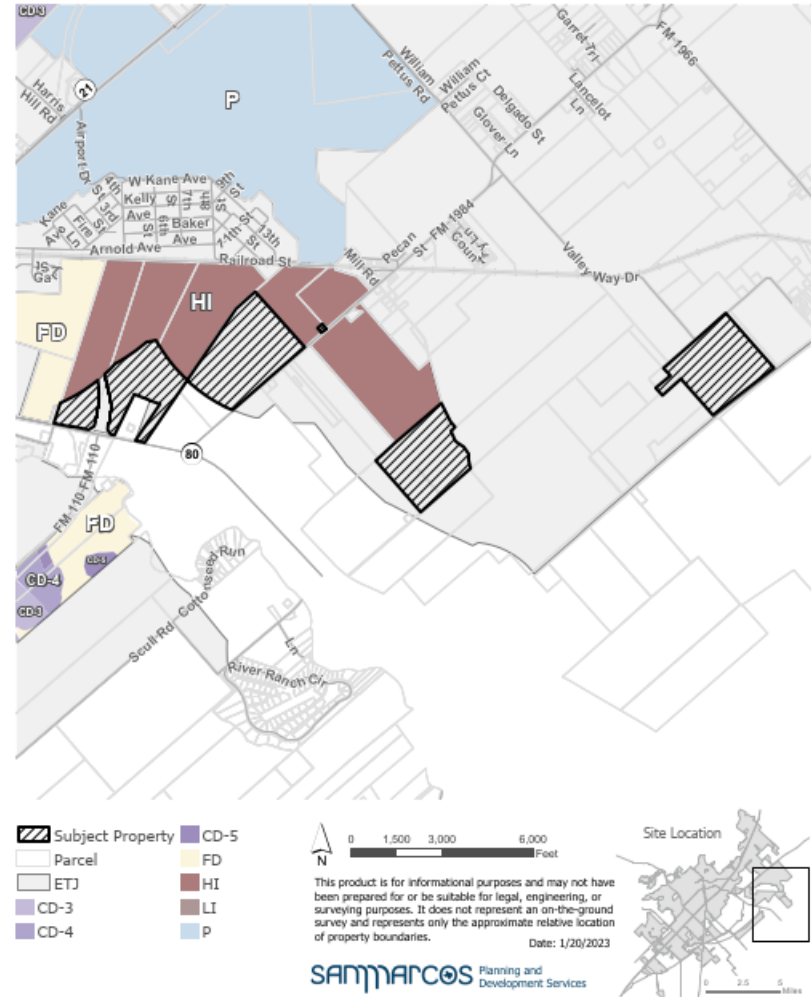
- Existing Zoning:
Future Development (FD)
 - Temporary zoning upon annexation. Limited development allowed.
- Proposed Zoning:
Heavy Industrial (HI)
 - Allows various high impact industrial and manufacturing uses.

ZC-23-01

SMART Terminal Tracts A-E, FD - HI

FM 1984

Zoning





Comprehensive Plan Analysis

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

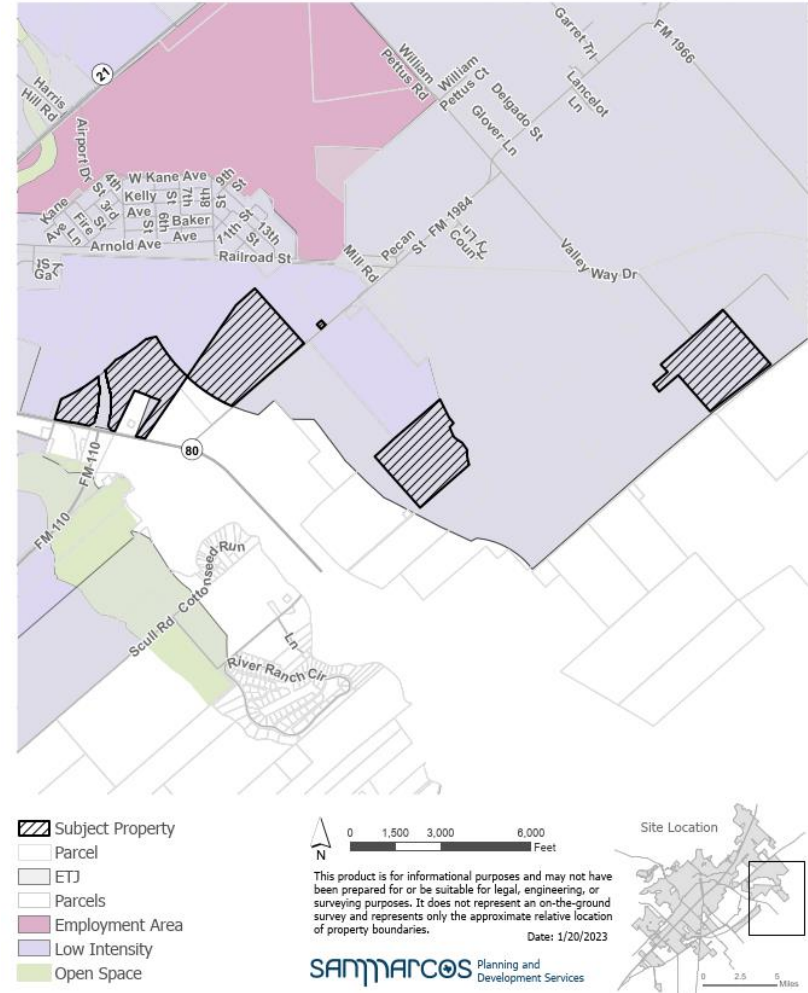
- Existing Preferred Scenario:
Low Intensity
- “Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” (Vision San Marcos)*

ZC-23-01

SMART Terminal Tracts A-E, FD - HI

FM 1984

Preferred
Scenario





Comprehensive Plan Analysis

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

“Heavy Industrial” (HI) within a “Low 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

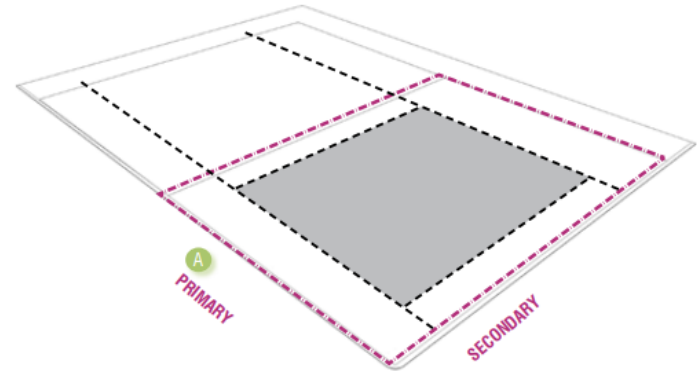


Zoning Analysis

- Intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not properly associated with or are not compatible with nearby residential or commercial uses.
- General Commercial and Civic Building types
- Industrial and Manufacturing Uses



SECTION 4.4.5.4 HEAVY INDUSTRIAL



KEY

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

--- Setbacks
● Building Footprint

DISTRICT INTENT STATEMENTS

HI is intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not properly associated with or are not compatible with 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 4.4.6.13
Civic Building	Section 4.4.6.15

BUILDING STANDARDS

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



Environmental Analysis

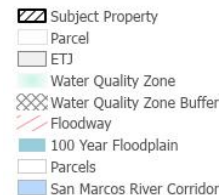
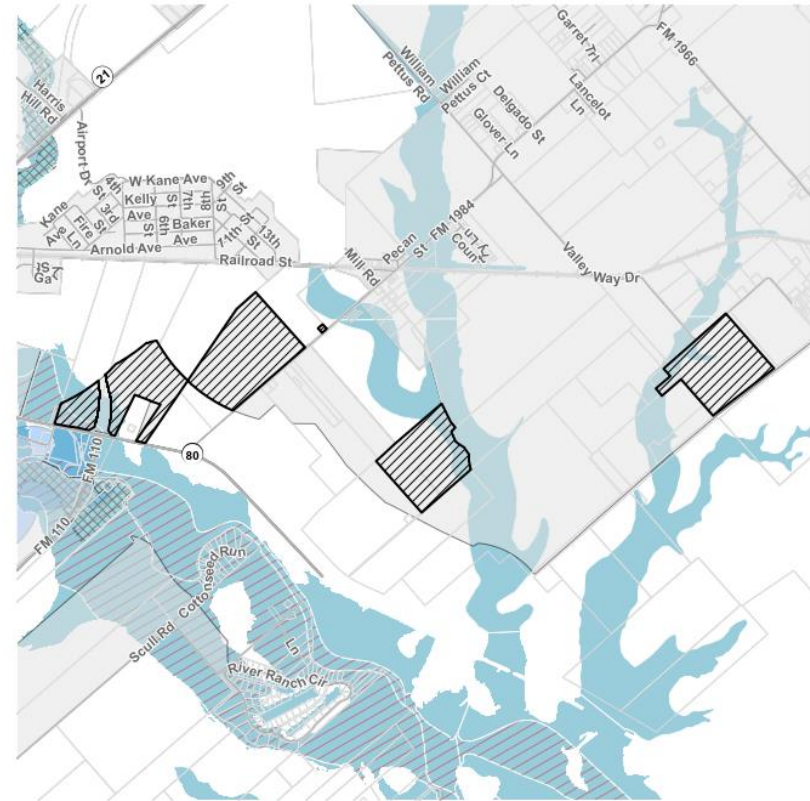
- The majority of the land is rated least/moderately constrained on the Land Use Suitability map.
- Floodplain/ floodway located within the westernmost parcel of the property.
- Per the approved Development Agreement, post development discharge will be 10% less than pre-development rates considering Atlas 14 precipitation data.

ZC-23-01

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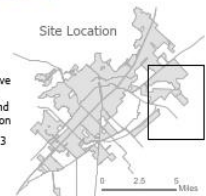
Environmental Features



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Date: 1/20/2023

SAN MARCOS Planning and Development Services





Infrastructure

• Streets

- Streetscape Improvements
- Construction of Transportation Master Plan roads is required.
- Block perimeter (increased to 10,000 ft per development agreement compared to 5,000ft)
- Bicycle & Sidewalk connections along boundary streets

• Utilities

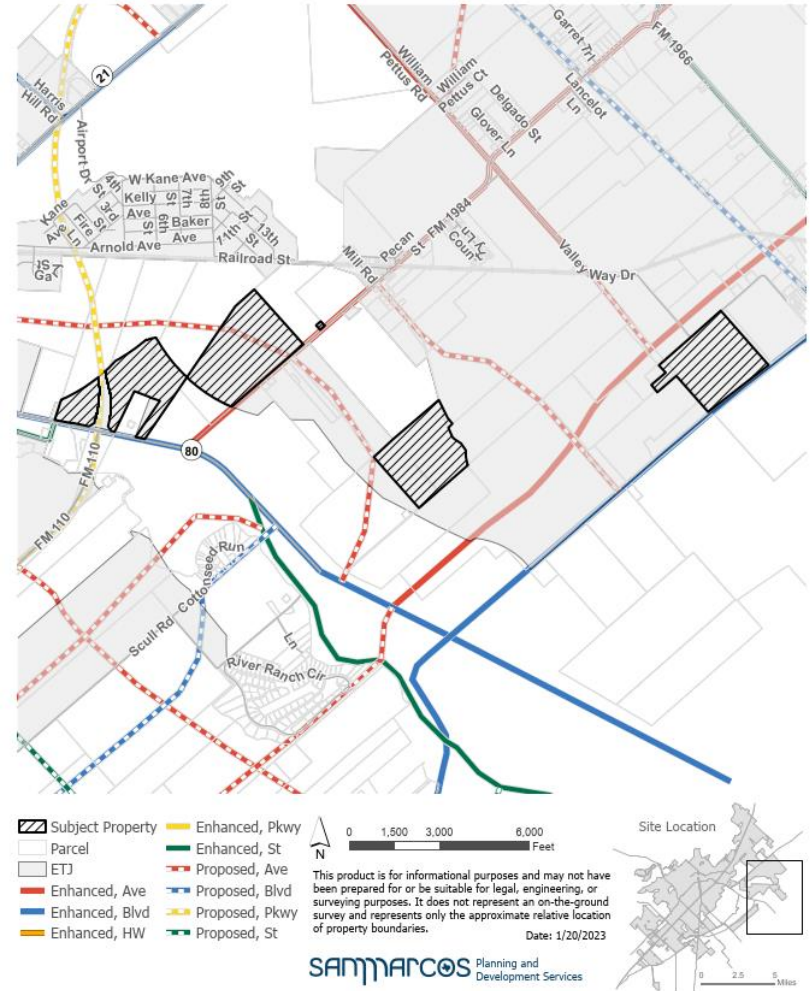
- Water: City of San Marcos, Maxwell, and Martindale CCNs
- Sewer: City of San Marcos
- Electric: Bluebonnet Electric

ZC-23-01

SMART Terminal Tracts A-E, FD - HI

FM 1984

Thoroughfare
Plan





Previous P&Z Action

- On February 14th, P&Z held a Public Hearing and voted to **postpone** consideration to 03/28 to allow the applicant to undertake additional outreach.
- Since then, the developer has held two additional public meetings at the Martindale School House on Wednesday March 15th and Wednesday, March 22nd.



Recommendation

- Staff recommends approval of ZC-23-01 as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Heavy Industrial (HI)
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.	Heavy Industrial (HI) is intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not properly associated with or are not compatible with nearby residential or commercial uses.
Uses	Residential / Agricultural (See Land Use Matrix)	Primarily industrial and manufacturing uses with some allowances for civic and agricultural uses (See Land Use Matrix).
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	Depends on use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not permitted
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories and 40'	4 stories and 62'
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	Primary structure - 20' minimum on all sides Accessory structure- 50' minimum front (primary street), 20' minimum front (secondary street) 5' minimum side and rear
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	7,000 sq ft minimum
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.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter Max