



Public Hearing

ZC-23-27

Sahota Center at Rattler Rd FD to HC

Hold a public hearing and consider a request by Land Consultants, Ltd. Co., on behalf of Sahota Holdings, LLC, for a Zoning Change from Future Development (FD) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, of approximately 3.57 acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474 generally located south of the intersection between Rattler Rd and East McCarty Lane/FM 110 (J.Cleary)



Property Information

- Approximately 3.5 acres
- Located at the intersection between FM-110/ E McCarty Ln and Rattler Rd.
- Located within ETJ, annexation concurrently considered by City Council (AN-23-11).



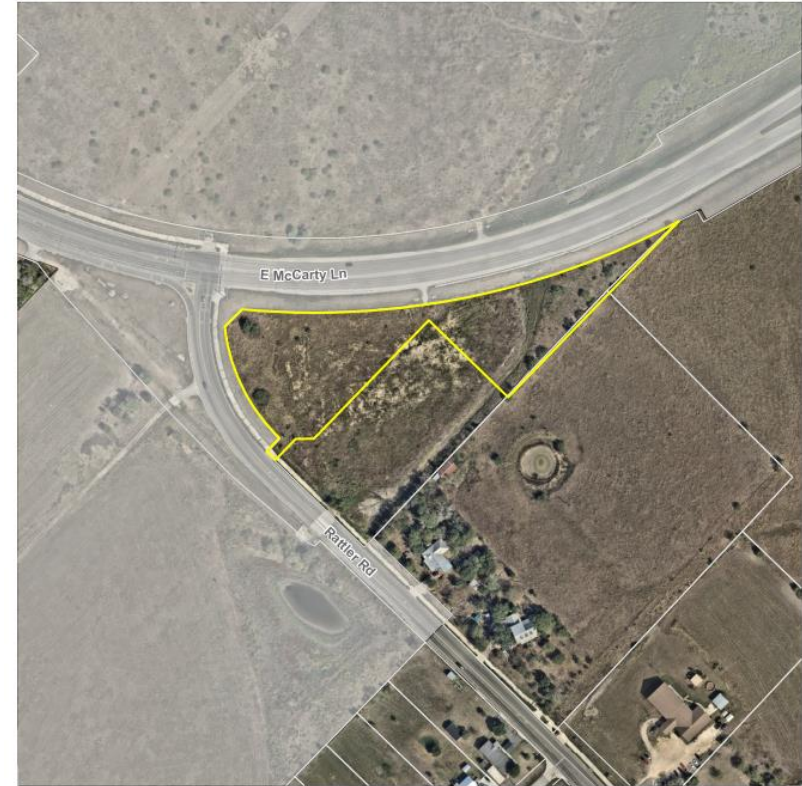
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Date: 12/12/2023





Context & History

- Currently Vacant
- Surrounding Uses
 - Rural residential
 - Vacant (planned multifamily and light industrial)
 - Public Services Complex
- Separate zoning request for Commercial is also being considered (ZC-23-26).



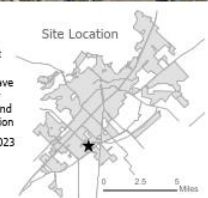
- Subject Property
- Parcel
- City Limit



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Date: 11/28/2023

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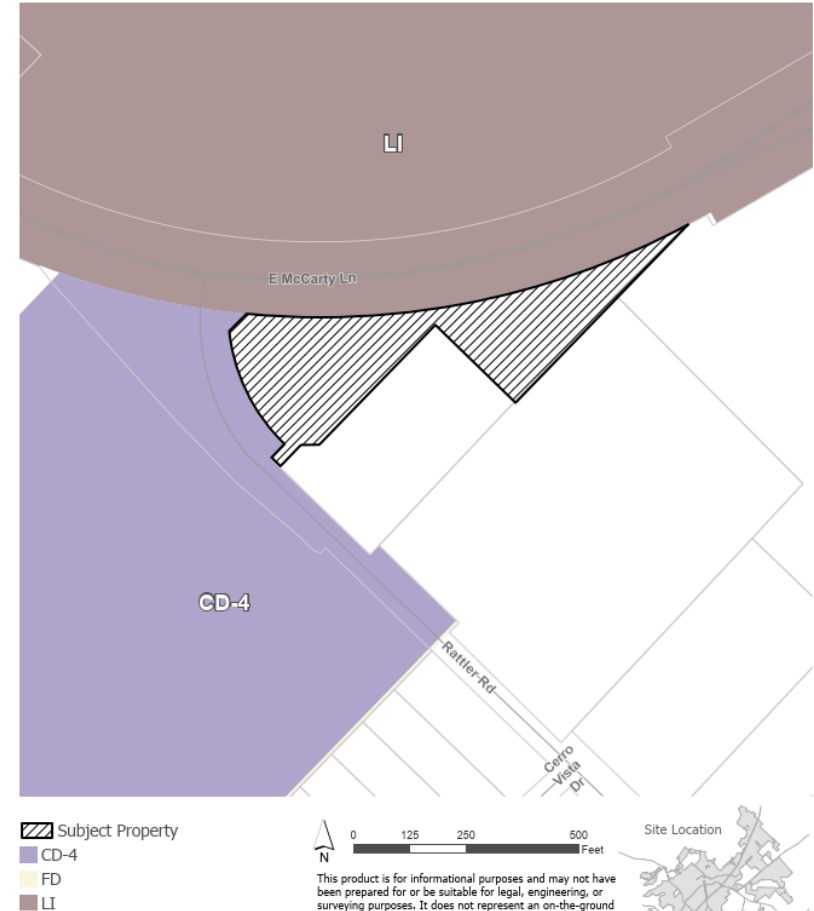
Context & History

- Existing Zoning:
Future Development (FD)
 - Intended to be a temporary zoning upon annexation.
Allows limited residential/ RVs and agricultural uses.
- Proposed Zoning:
Heavy Commercial (HC)
 - Allows various commercial uses

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Sahota Center at Rattler Rd FD to HC
E McCarty Ln/ Rattler Rd

Zoning

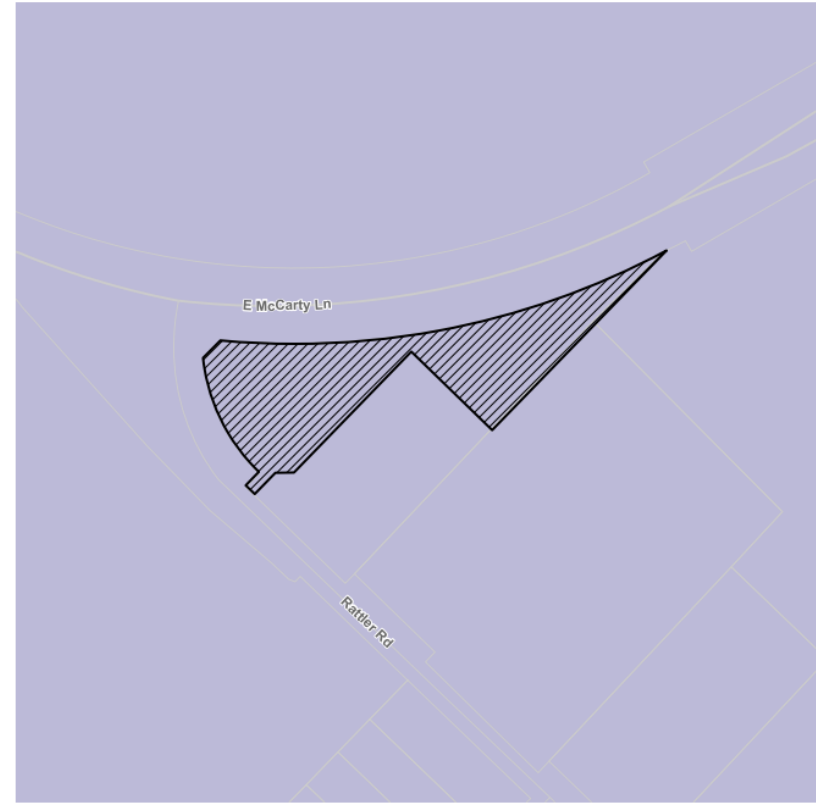




Comprehensive Plan Analysis

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

- Existing Preferred Scenario:
Medium Intensity (East Village)
- “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)



- ▨ Subject Property
- Parcels
- Medium Intensity



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Comprehensive Plan Analysis

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

“Heavy Commercial” (HC) within a “Medium Intensity Zone.”

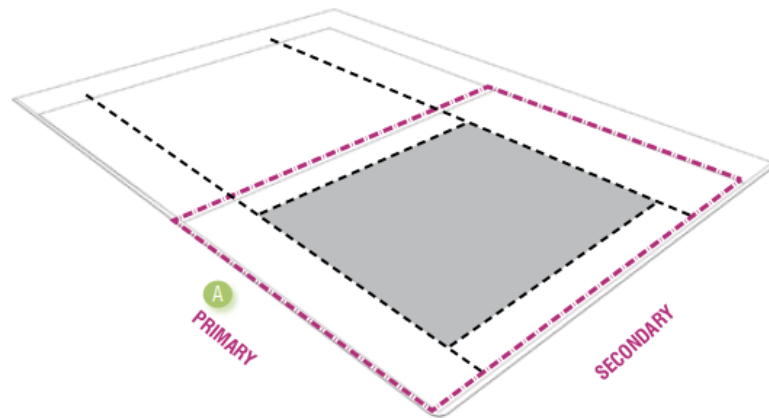
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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

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Zoning Analysis

- District primarily intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
- Permitted building types include General Commercial and Civic Buildings.
- Applicant proposing gas station with convenience store.



KEY

Property Line (ROW)
Metrics on This and Facing Page

Setbacks
Building Footprint

DISTRICT INTENT STATEMENTS

HC is intended to accommodate auto oriented and other heavy commercial uses. 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

- Classified as “Moderately Constrained” on the Land Use Suitability Map.
- Not located within the Edwards Aquifer Recharge Zone or Transition Zone.
- Not located within 100-year floodplain or floodway.

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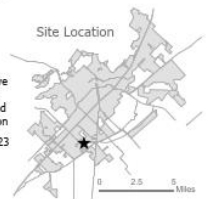
Environmental
Features



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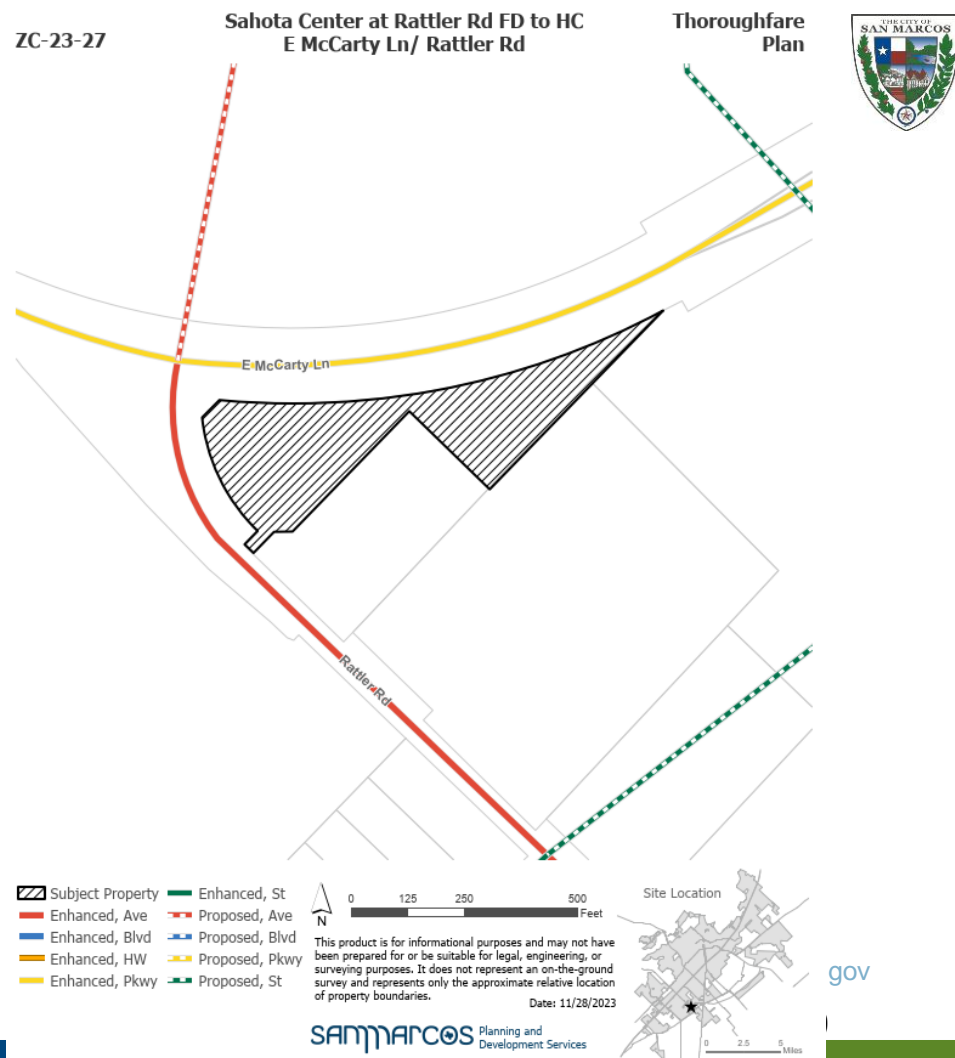
Infrastructure

- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (5,000 feet)
- Bicycle & Sidewalk connections

- **Utilities**

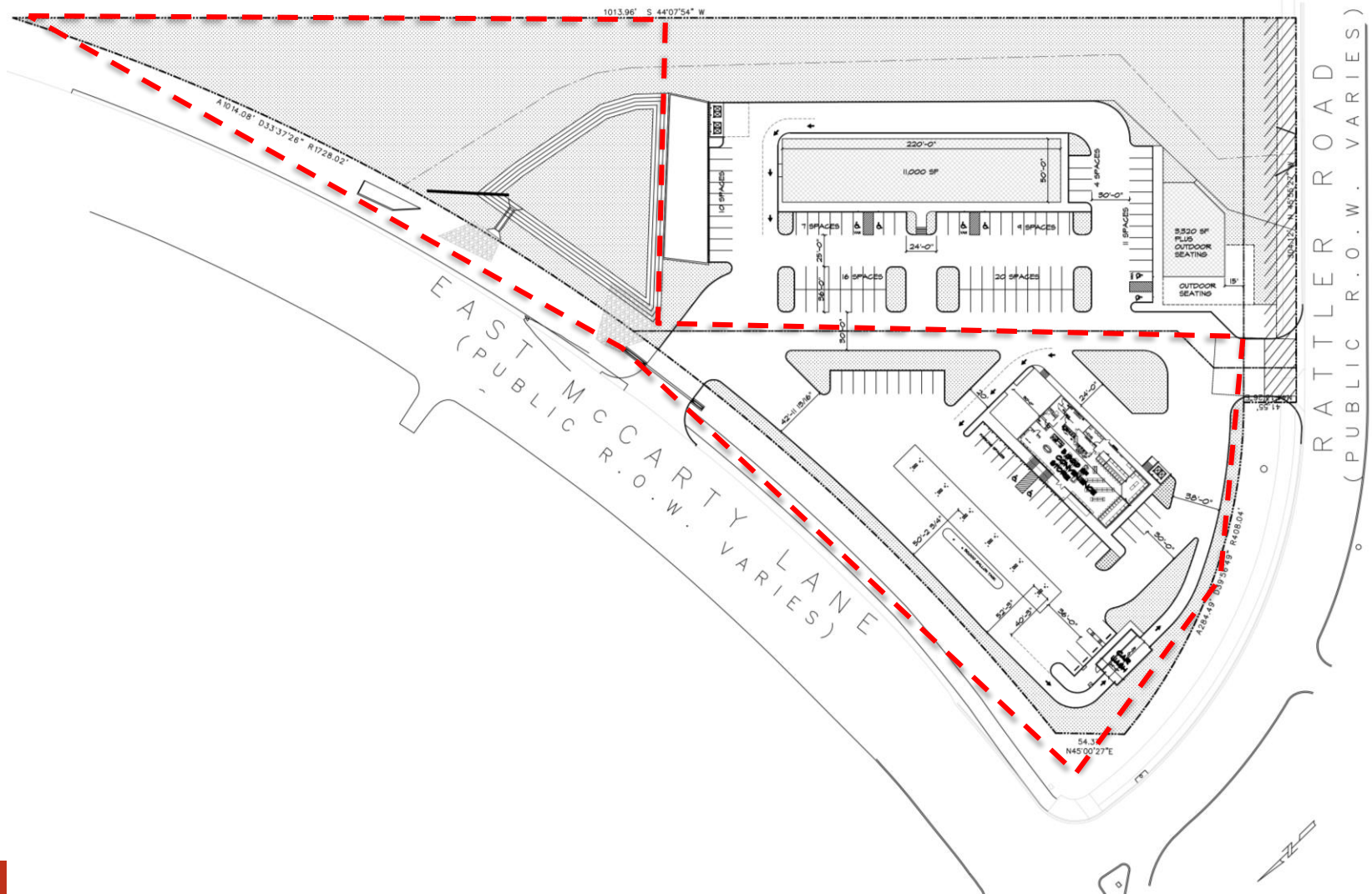
- City of San Marcos Water / Wastewater
- Bluebonnet Electric





Recommendation

- The Planning and Zoning Commission recommended approval of ZC-23-27 as presented with a 9-0 vote.
 - Discussion Topics
 - Development feasibility under less intense zoning districts.
 - Extent of drainage area within draft site plan.
- Staff recommended **approval** of ZC-23-27 as presented.



Zoning District Comparison Chart



Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Heavy Commercial (HC)
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 Commercial (HC) is intended to accommodate auto oriented and other heavy commercial uses. 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)	Primarily commercial and manufacturing uses with some allowances for and public/institutional 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	20' minimum front, 5' minimum side, 20' minimum rear
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	6,000 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