



Public Hearing

ZC-25-13

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

Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2026-XXX amending the Official Zoning Map of the City in Case ZC-25-13, by rezoning 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, 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, including procedural provisions; and providing an effective date, and consider approval of Ordinance 2026-XXX on the first of two readings.

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



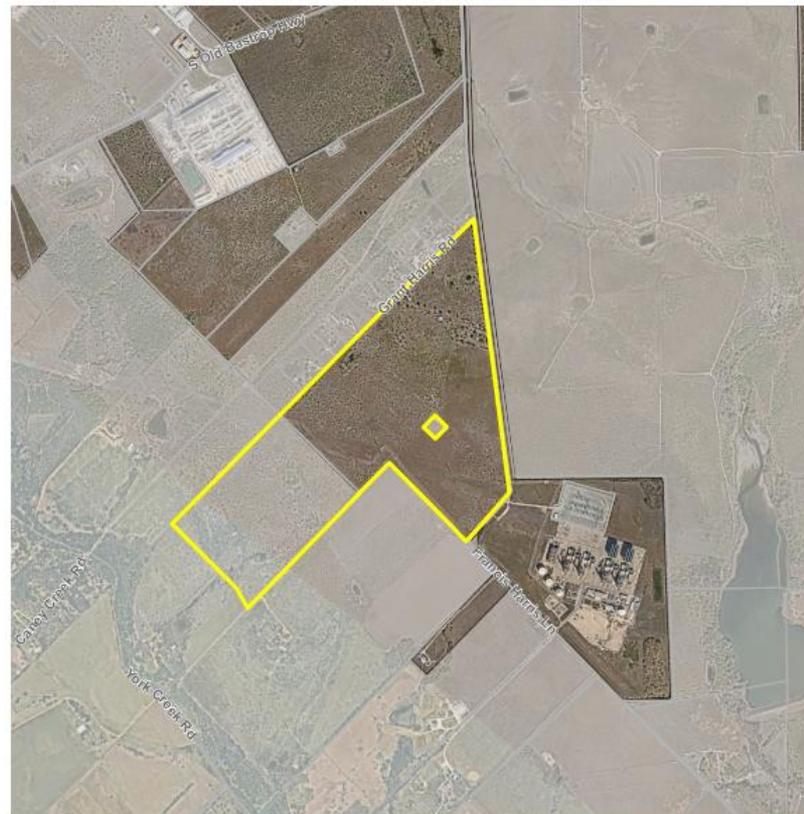
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Date: 12/17/2025



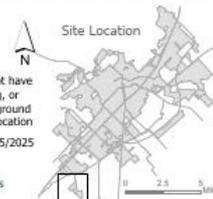
Context & History

- 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



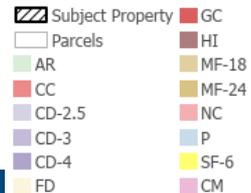
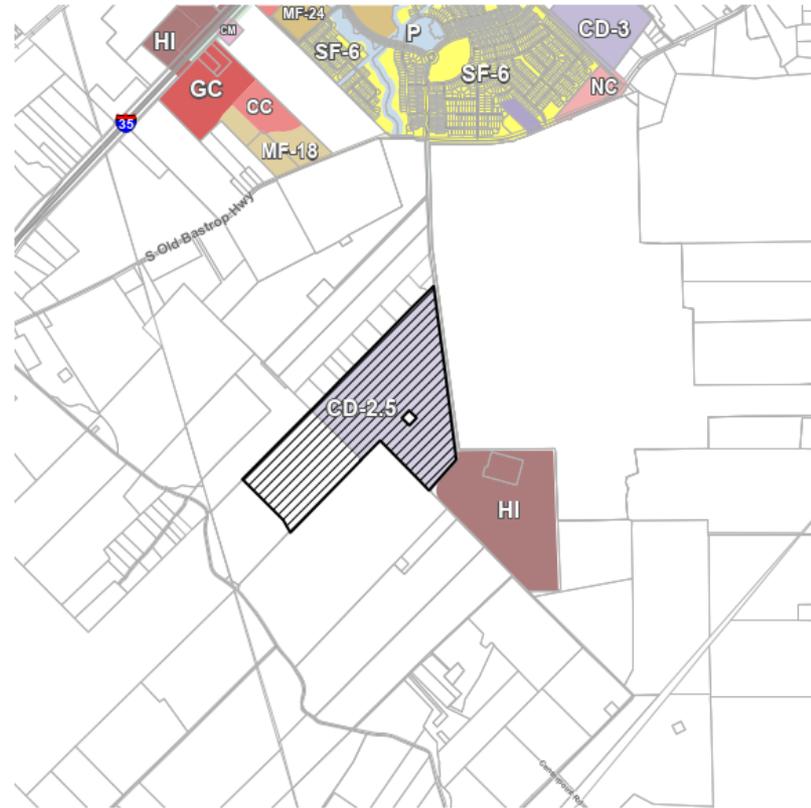
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Date: 12/15/2025

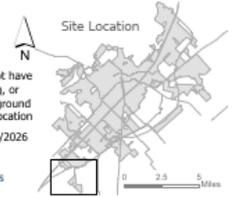


Context & History

- 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.



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Date: 1/27/2026

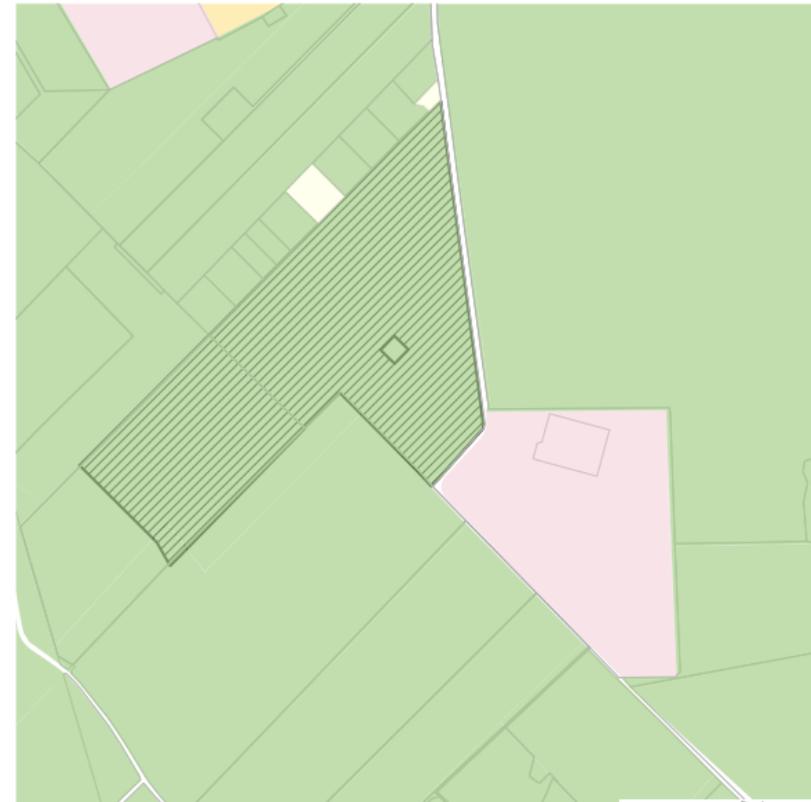




Comprehensive Plan Analysis

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?

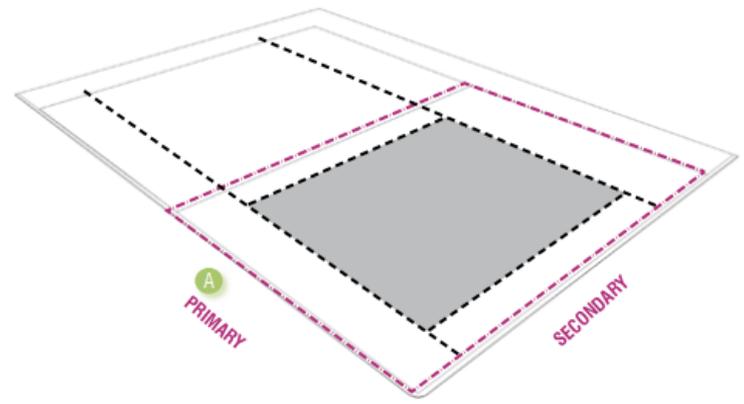
Light Industrial within Conservation Cluster and Employment/Commercial Low

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*	
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.
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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

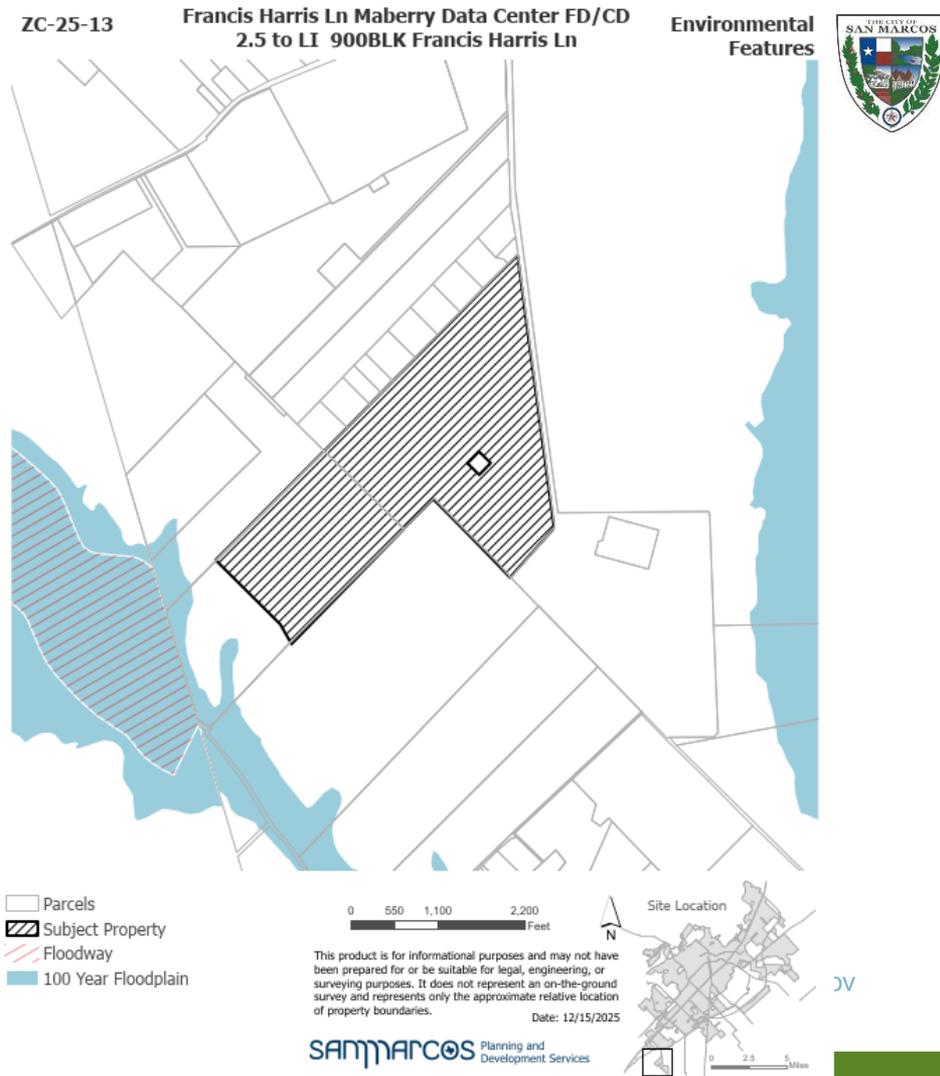
General Commercial	Section 4.4.5.12
Civic Building	Section 4.4.5.14

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.



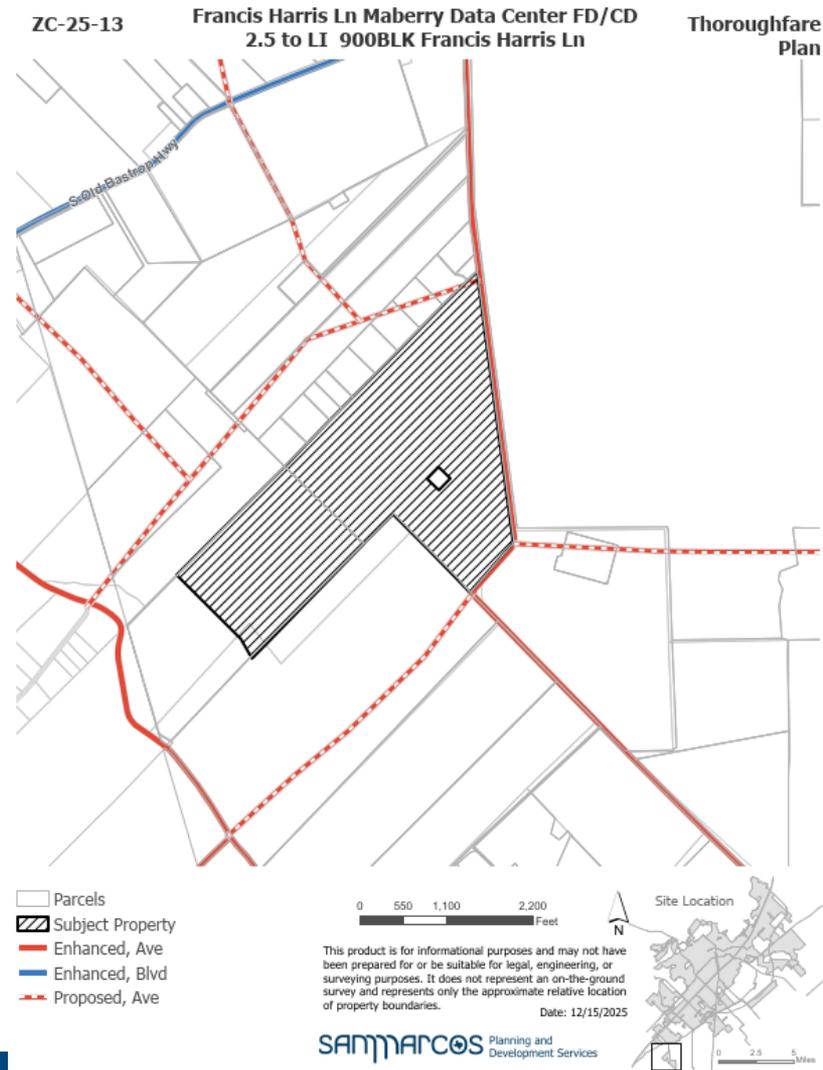
Infrastructure

- **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



- Planning and Zoning Commission recommended **partial approval** of ZC-25-13 as presented with a 6-2 vote. (*see next slide*)
- **Discussion Topics:**
 - Restrictive Covenants
 - Regulation of data centers inside vs outside city limits
 - Health concerns and unknown impacts
 - Spot zoning
 - Disregard of waiting period for resubmittal.



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.**



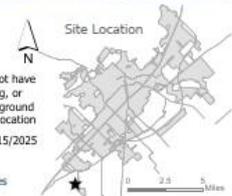
Proposed CD-1 Buffer

- 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-25-13 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 <i>Land Use Matrix</i>)	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 <i>Land Use Matrix</i>)
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

Zoning Criteria for Approval (2.5.1.4)



1. Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map;
2. Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area;
3. Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council;
4. Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect;
5. Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified;
6. Whether the proposed zoning will reinforce the existing or planned character of the area;
7. Whether the site is appropriate for the development allowed in the proposed district;
8. Whether there are substantial reasons why the property cannot be used according to the existing zoning;
9. Whether there is a need for the proposed use at the proposed location;
10. Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development;
11. Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property;
12. For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5.
13. The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management; and
14. Any other factors which shall substantially affect the public health, safety, morals, or general welfare.