



# Public Hearing

## ZC-22-11

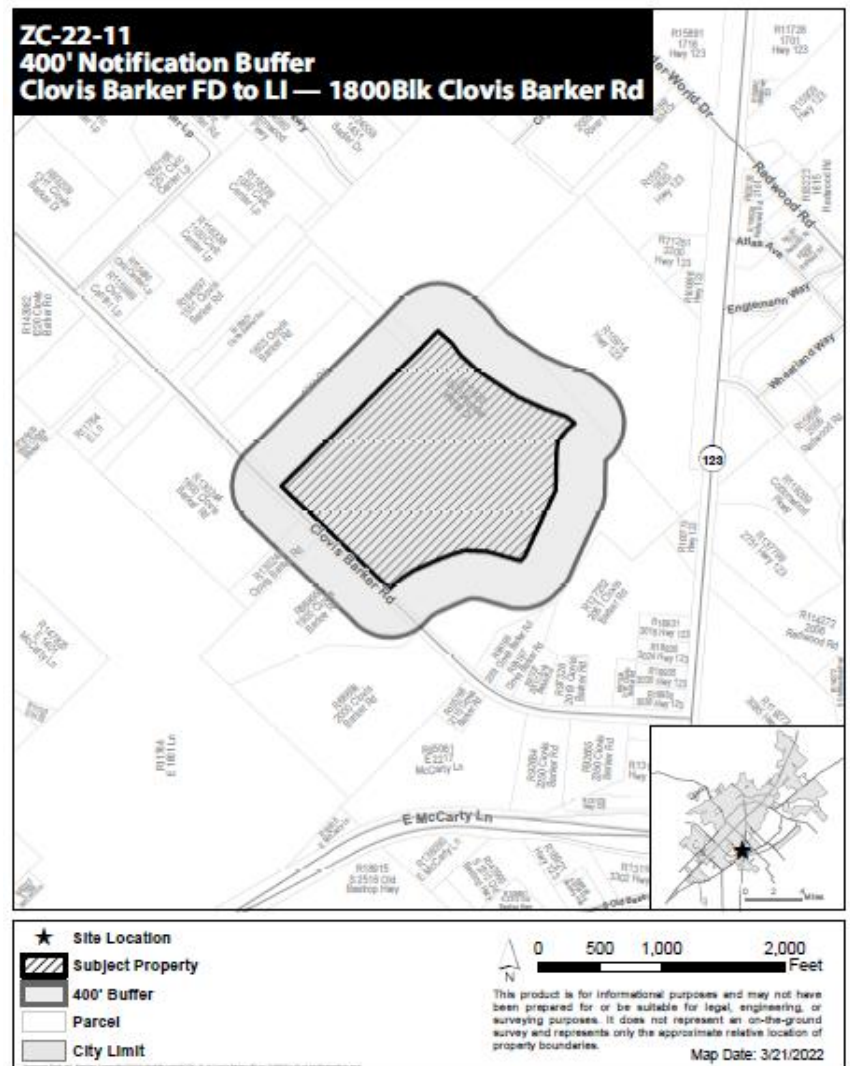
### Clovis Barker Light Industrial Park FD to LI

Consider approval of Ordinance 2022-36 on the second of two readings, amending the Official Zoning Map of the City in Case ZC-22-11, by rezoning approximately 64.78 acres out of the Cyrus Wickson Survey, Abstract 474 and Barnett O Kane Survey, Abstract No 281, located at the 1800 block of Clovis Barker Rd., from “FD” Future Development to “LI”, Light Industrial, or subject to the consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



# Property Information

- Approximately 64.78 acres
- Approximately 2,500 feet west of the intersection of Clovis Barker and Hwy 123
- Located within City Limits

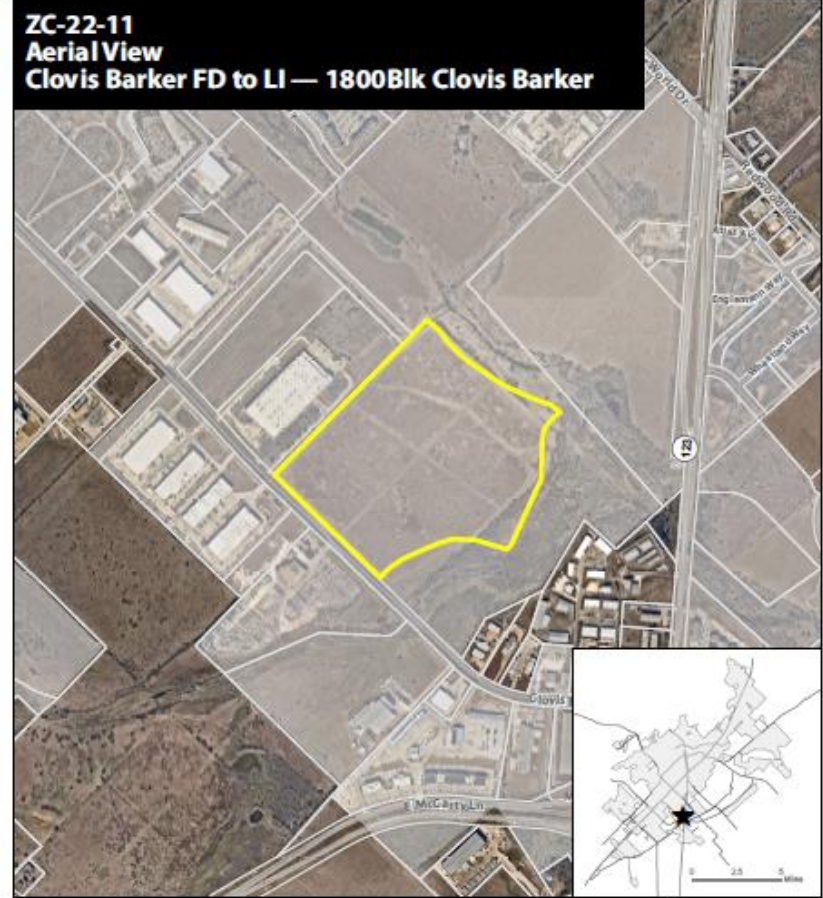




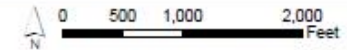
# Context & History

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

ZC-22-11  
Aerial View  
Clovis Barker FD to LI — 1800Blk Clovis Barker



- ★ Site Location
- Subject Property
- Parcel
- City Limit



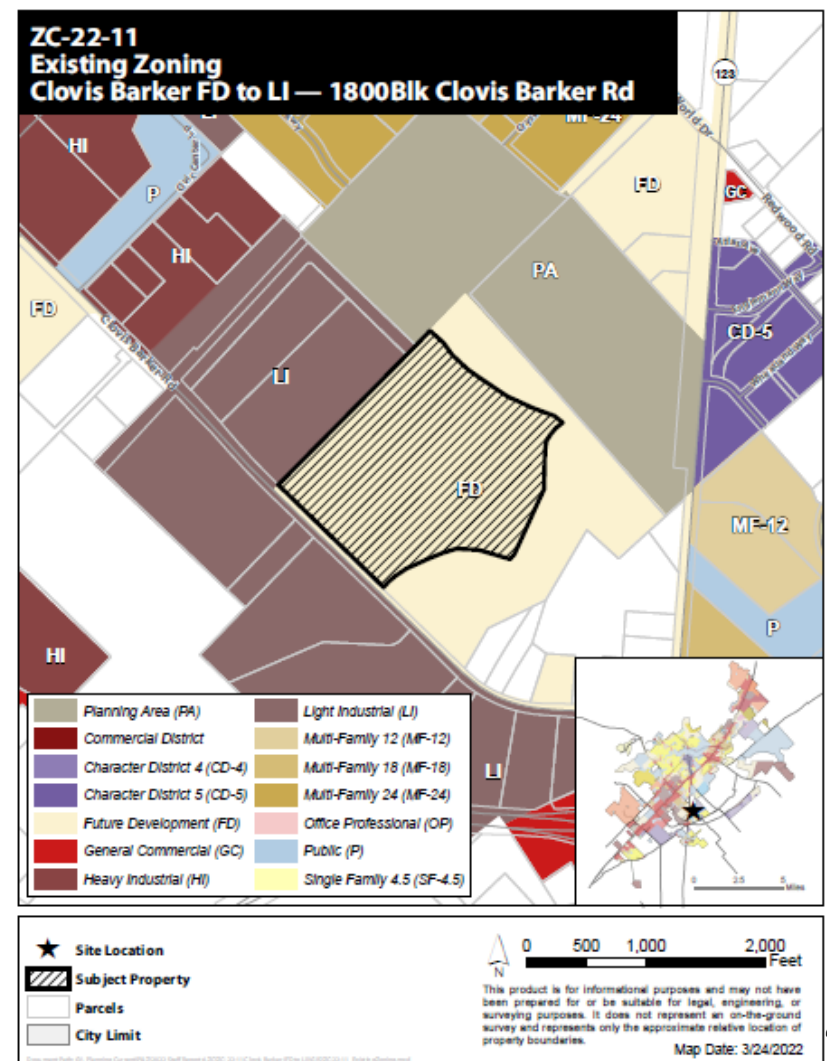
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 3/21/2022



# Context & History

- Existing Zoning:  
Zoning District (FD)
  - Allows Residential, Public & Institutional Uses
- Proposed Zoning:  
Zoning District (LI)
  - Allows manufacturing and Light Industrial Uses

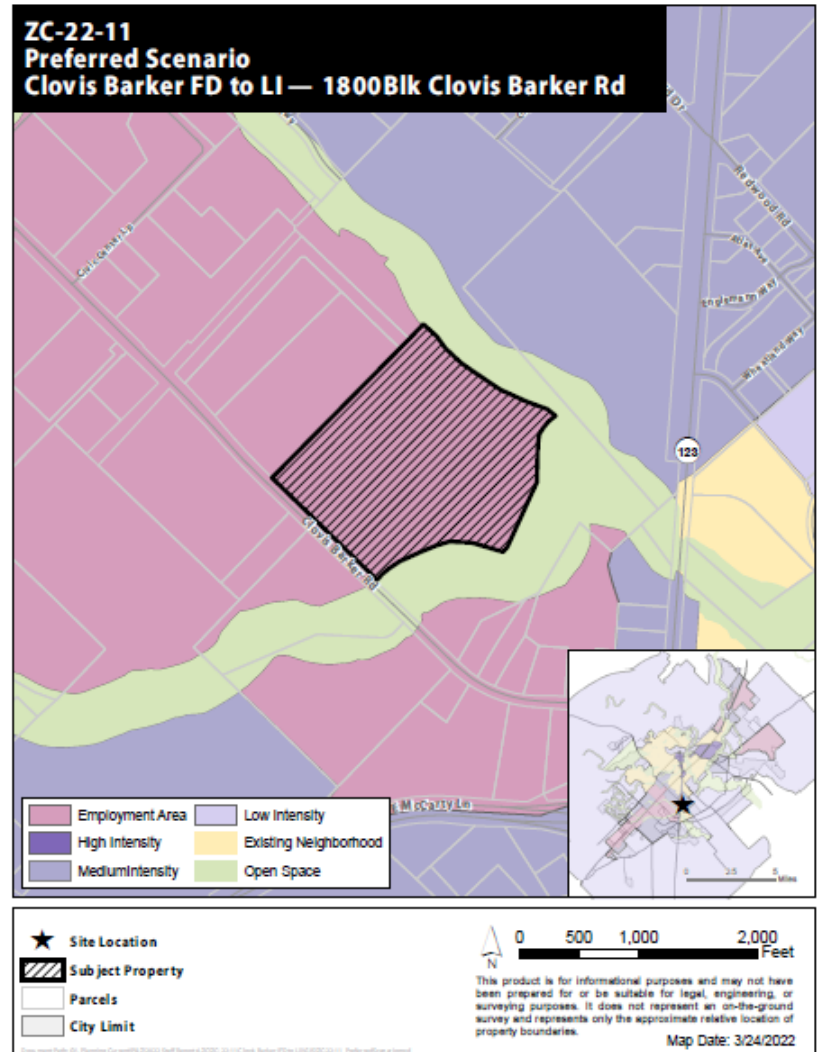




# Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Employment Center
- An area intended to accommodate economic growth and the recruitment of major employers.





# Comprehensive Plan Analysis

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

**“Light Industrial” (LI) within a “Employment Center.”**

**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

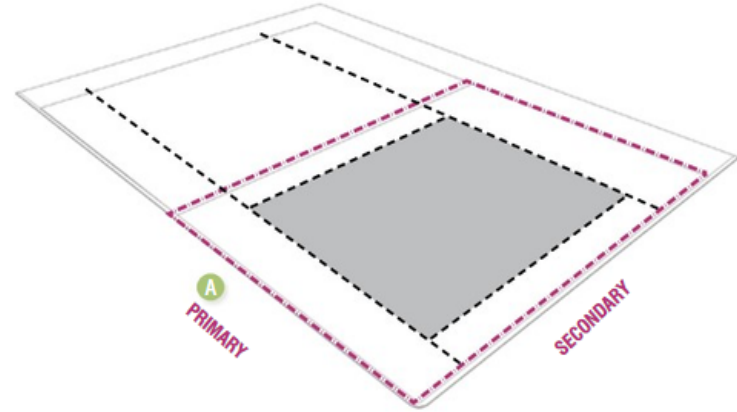
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
<b>Special Districts</b>	PSA	NP	PSA	NP	<b>C</b>
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider





# Zoning Analysis

- District primarily intended to accommodate Manufacturing and Light Industrial.
- Permitted building types include General Commercial and Civic Buildings
- Intended development is Light Industrial Use.



**KEY**

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

**DISTRICT INTENT STATEMENTS**

LI is intended to accommodate manufacturing and light industrial uses in order 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 4.4.6.12
Civic Building	Section 4.4.6.14

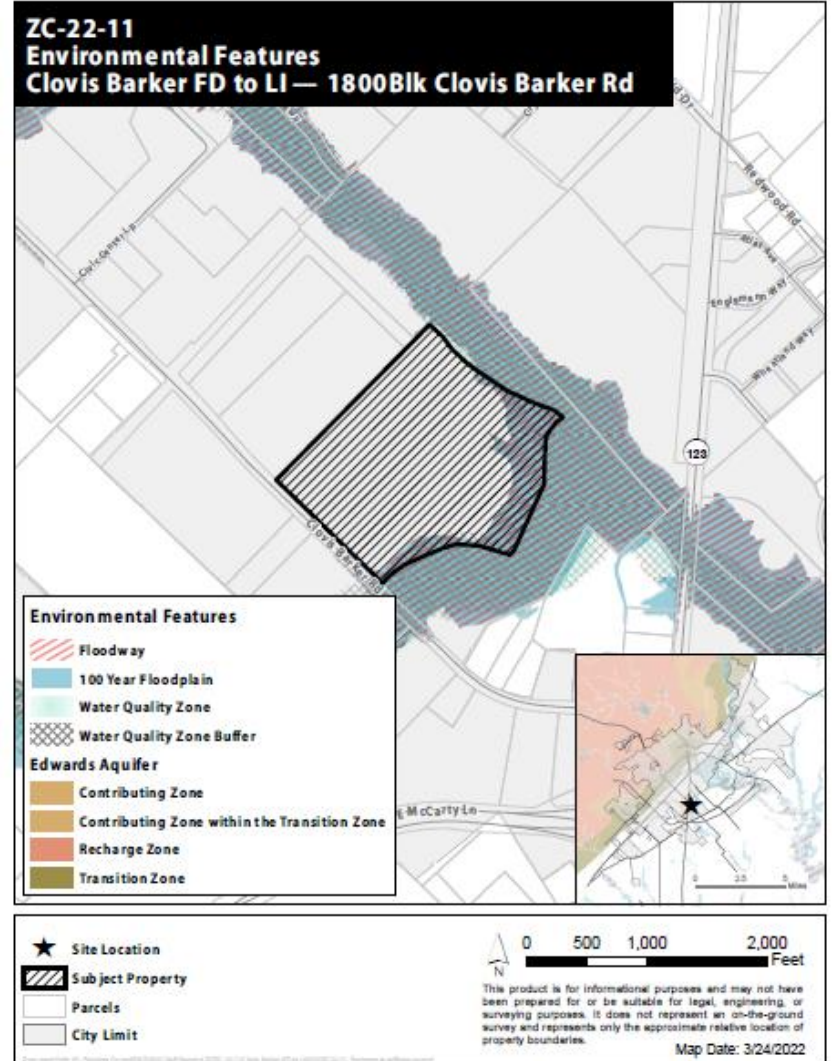
**BUILDING STANDARDS**

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



# Environmental Analysis

- **Located in:**
  - Cottonwood Creek Sub-watershed
  - Water Quality Zone Buffer
  - 100 Year Floodplain

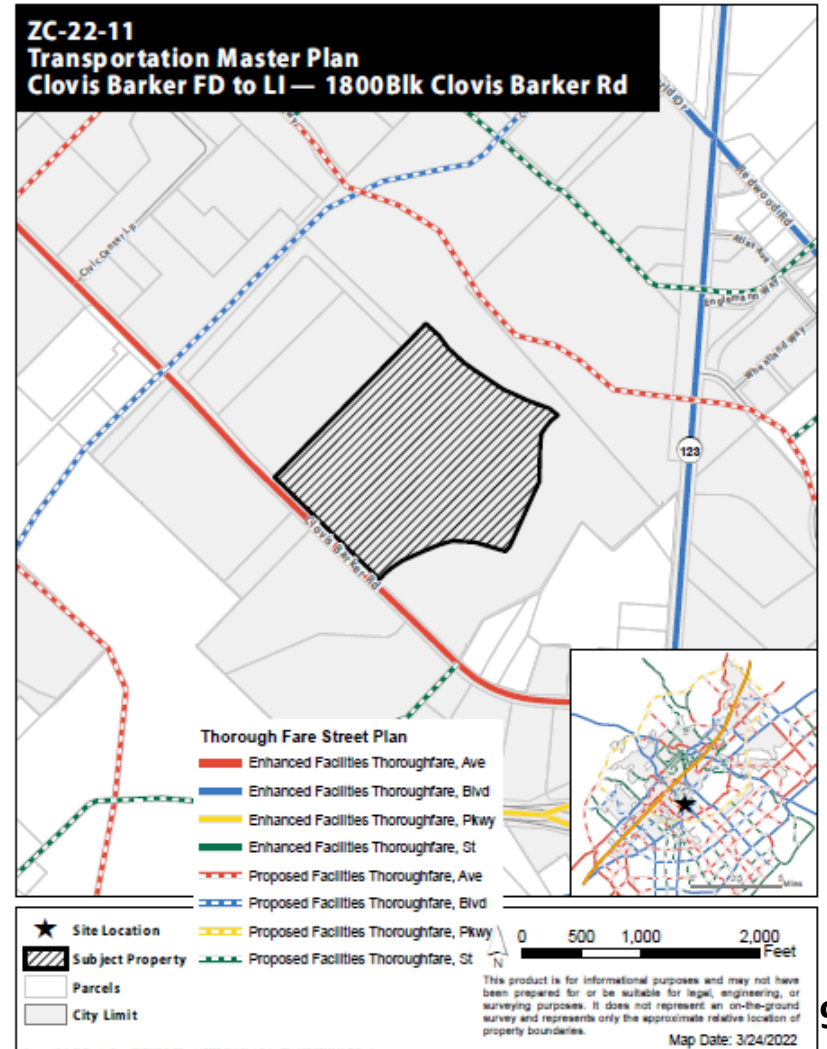






# Infrastructure

- **Streets**
  - Streetscape Improvements
  - Transportation Master Plan
  - Enhanced Facilities Thoroughfare
  - Block perimeter (5,000 feet)
- **Utilities**
  - City of San Marcos Water
  - Bluebonnet Electric





# Recommendation

- At their April 12, 2022 meeting, the Planning and Zoning Commission unanimously recommended **approval** of the request.
- At their regular meeting on May 3, 2022, City Council **approved with conditions** the request with a 6-1 vote. The requirement of a restrictive covenant to prohibit Waste-Related Service was **approved** with a vote of 5-2.
- Staff recommends **approval** as presented.



## Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	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.	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)	Primarily Industrial with some commercial and public/institutional (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	Depends 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.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories (62 feet)
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	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.	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