



Public Hearing

ZC-22-06

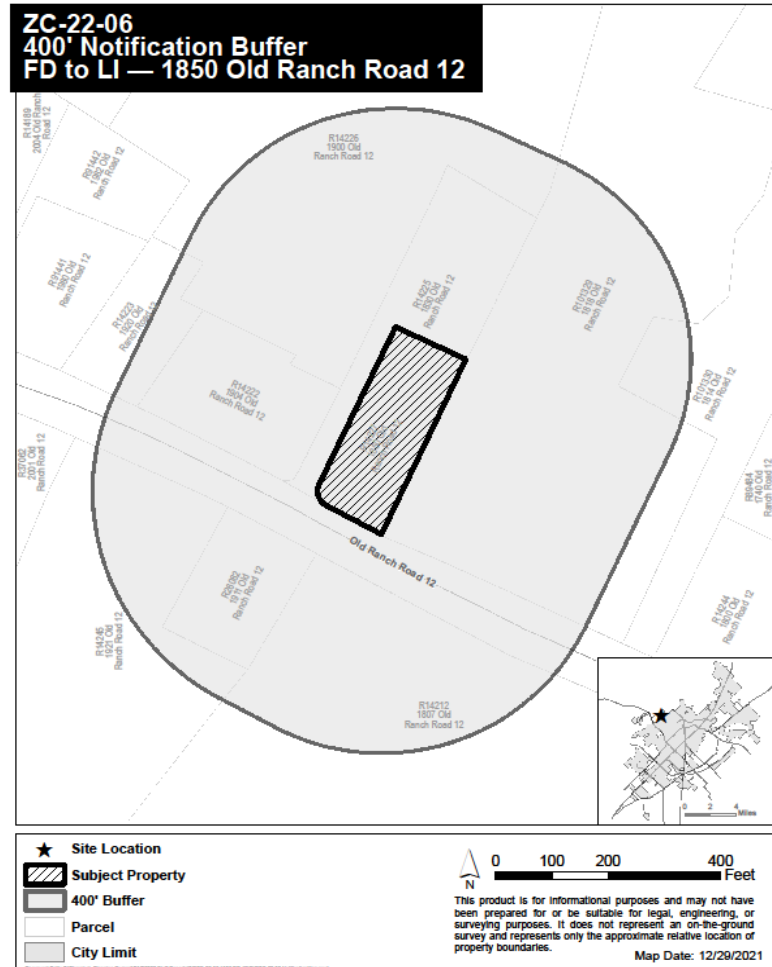
Old Ranch Road 12 Storage FD to LI

Receive a staff presentation and hold a public hearing to receive comments for of against Ordinance 2022-XX amending the Official Zoning Map of the City in Case ZC-22-06 by rezoning approximately 1.11 acres out of the T.H.W. Forsyth Survey, Abstract No. 173, located at 1850 Old RR 12, approximately 1,900 feet west of the intersection of Craddock Avenue and Old RR 12, 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, providing an effective date, and consider approval of Ordinance 2022-XX on the first of two readings.



Property Information

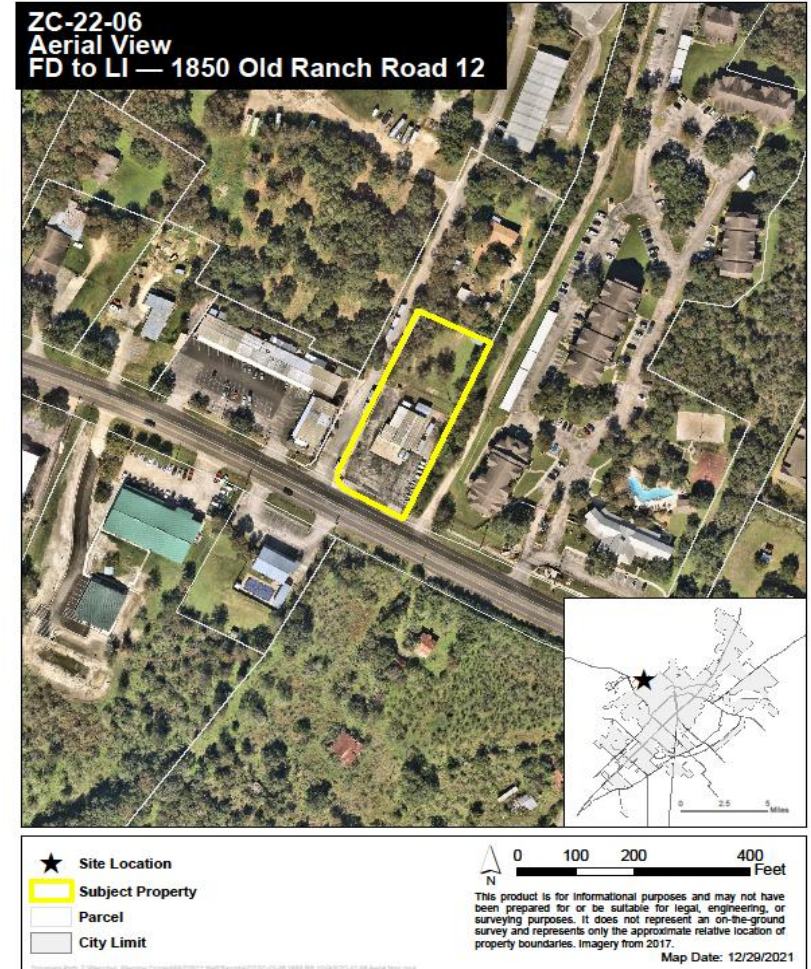
- Approximately 1.11 acres
- Approximately 1900 feet west of the intersection of Craddock Avenue and Old RR 12.
- Located within ETJ, annexation concurrently considered by City Council





Context & History

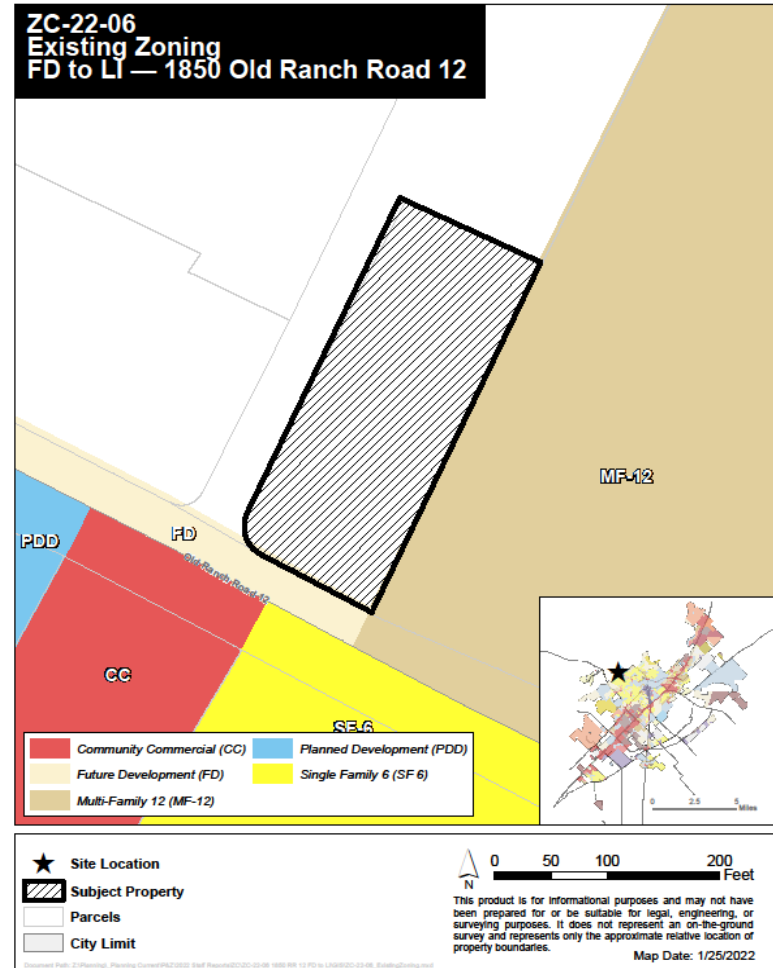
- Currently Self Storage Use
- Surrounding Uses
 - Single Family
 - Warehouse
 - Multi-Family
 - Retail
- Council considering annexation application 3-1-2022





Context & History

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

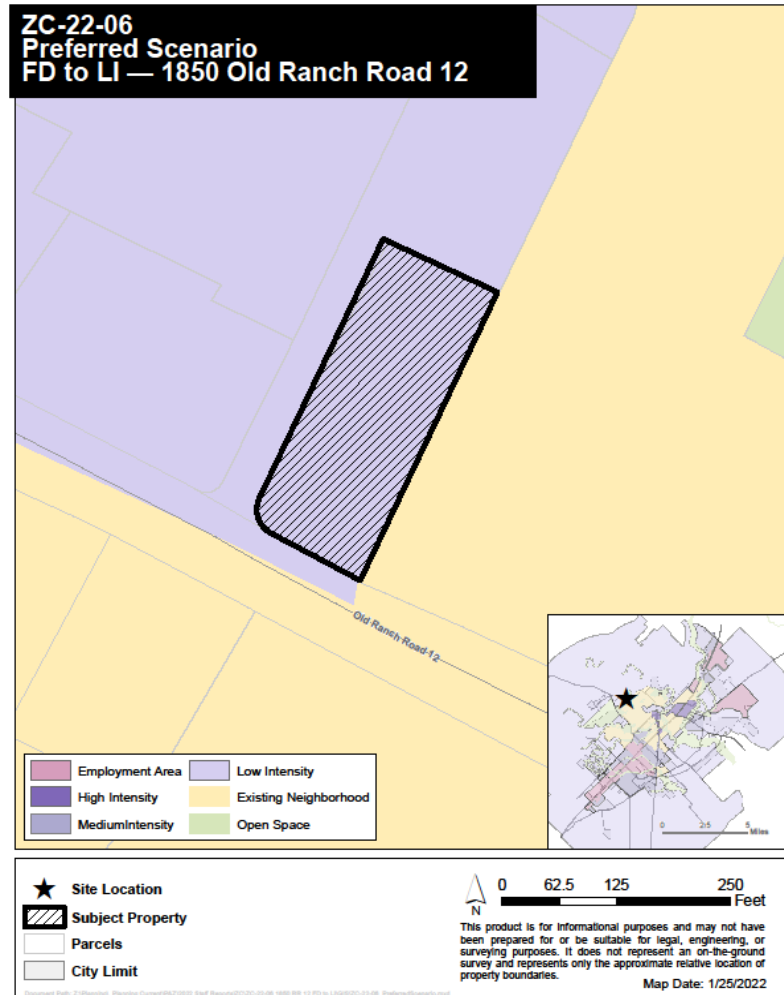




Comprehensive Plan Analysis

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)





Comprehensive Plan Analysis

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

“Light Industrial” (LI) 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

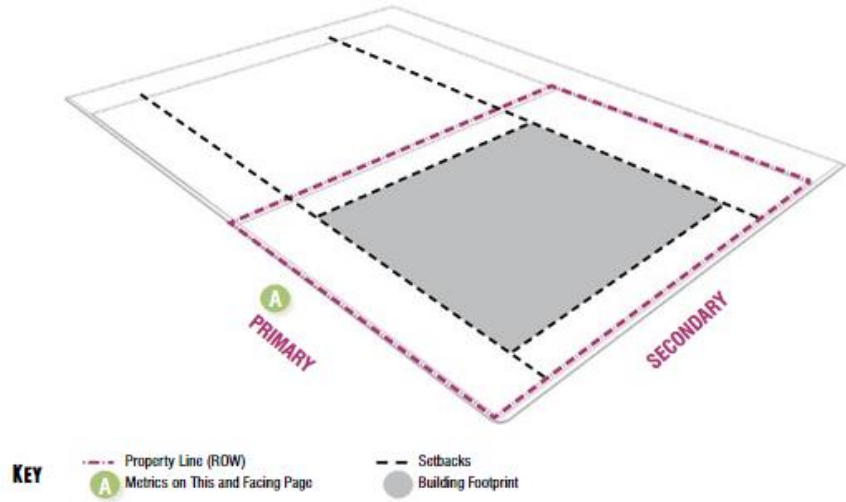


Zoning Analysis

- District primarily intended to accommodate manufacturing and Light Industrial.
- Permitted building types include General Commercial and Civic Buildings.
- Intended development is Self-Storage Facility.



SECTION 4.4.5.3 LIGHT INDUSTRIAL



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 4.4.6.12
Civic Building	Section 4.4.6.14

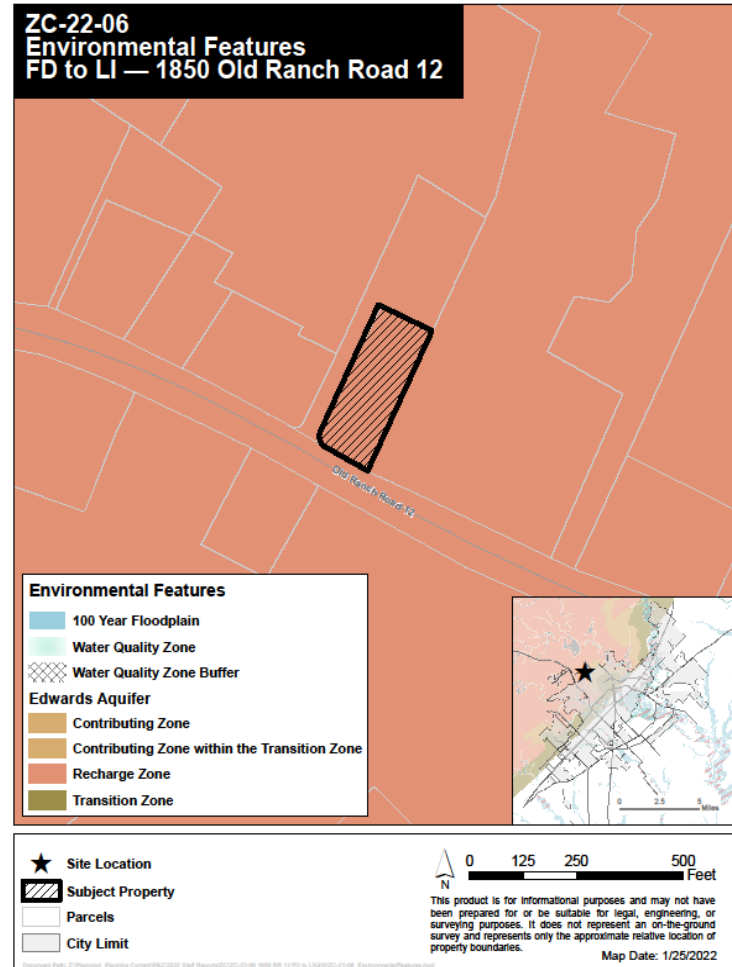
BUILDING STANDARDS

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



Environmental Analysis

- **Located In:**
 - Edwards Aquifer Recharge Zone





Infrastructure

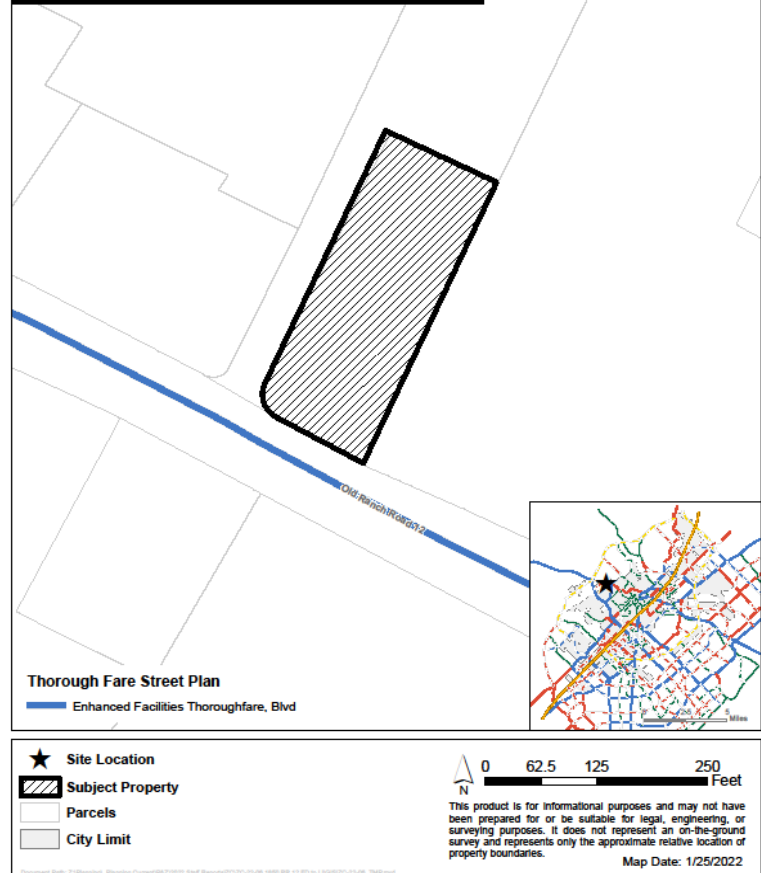
- **Streets**

- Transportation Master Plan - Enhanced Facilities Thoroughfare Boulevard
- Block perimeter (5,000 feet)

- **Utilities**

- Water/Wastewater – City of San Marcos CCN
- San Marcos Electric

ZC-22-06
Transportation Master Plan
FD to LI — 1850 Old Ranch Road 12





Recommendation

- At their February 8, 2022 meeting, the Planning and Zoning Commission unanimously recommended **approval** of the request.
- Staff recommends **approval** of the request as presented in accordance with PDA-21-04 – Development Agreement approved by City Council December 7, 2021 for Self Storage Facility and associated office space



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 (<i>See Land Use Matrix</i>)	Primarily Industrial with some commercial and public/institutional (<i>See Land Use Matrix</i>)
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