



Public Hearing

ZC-21-17

5900 Block of S IH-35 / Las Colinas

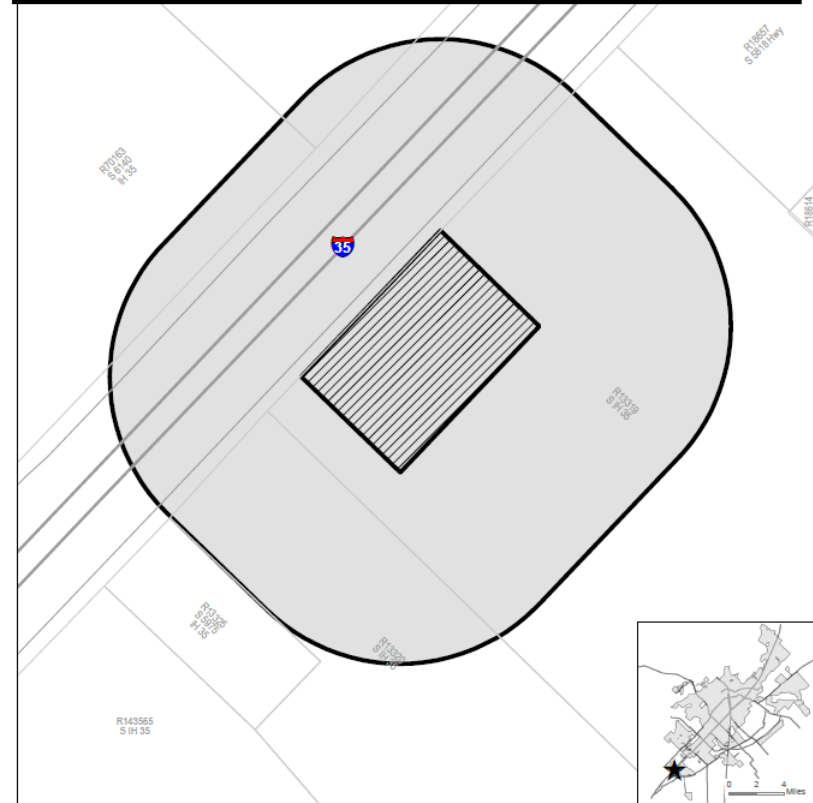
Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-XX, amending the Official Zoning Map of the City in Case No. ZC-21-17 by rezoning approximately 2.78 acres out of the Samuel Craft League, Abstract No. 89 in Hays County, Texas, generally located in the 5900 Block of South IH-35 2.78 acres of land, generally located at the Northeast corner of Redwood Road and South Old Bastrop Hwy from Future Development (FD) and Agricultural Ranch District (AR) to Heavy Commercial (HC) or, subject to consent of the owner, another less intense zoning district classification, and including procedural provisions; and consider approval of Ordinance 2021-XX, on the first of two readings.



Property Information

- Approximately 2.78 acres
- 5900 Block of S IH-35
- Partially located in the City Limits
 - Applicant is requesting annexation for portion of property not located in the City Limits

ZC-21-17
400' Notification Buffer
5900 Blk S IH 35



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit

0 125 250 500 Feet

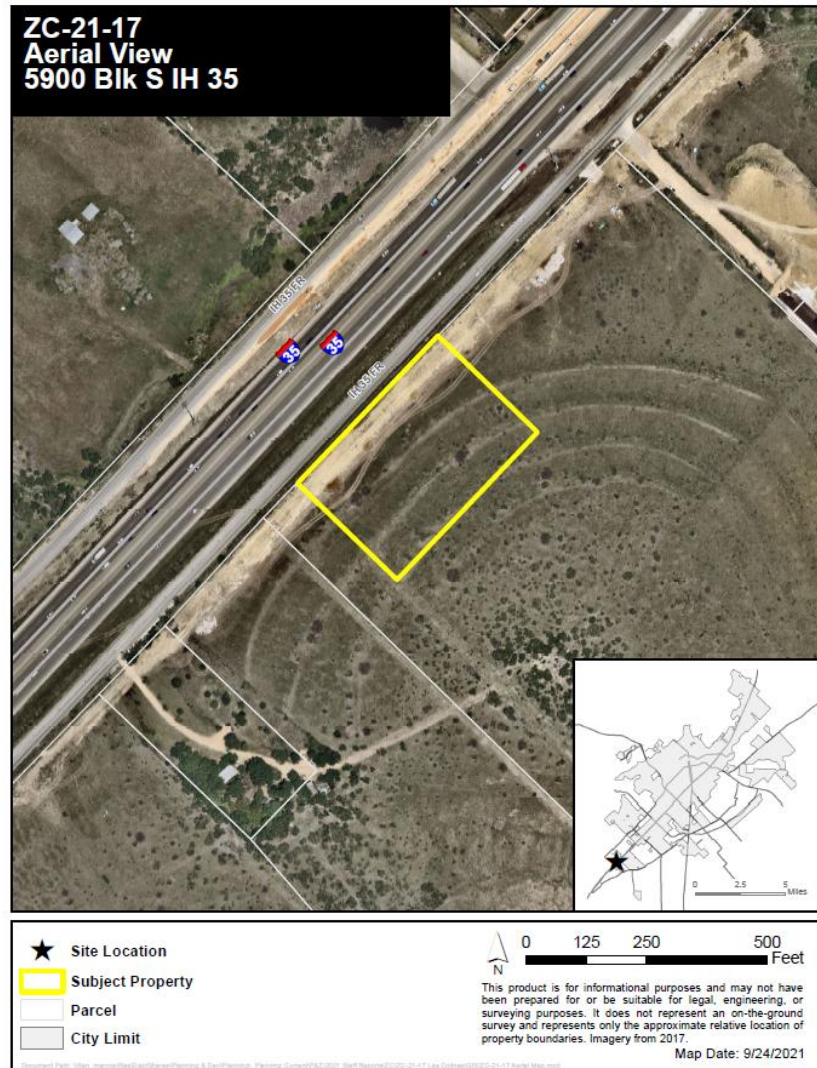
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Map Date: 9/24/2021



Context & History

- Currently Vacant
- Surrounding Uses
 - Vacant
 - IH-35 frontage road
 - Trace Development
- Council Considering Annexation Application December 7, 2021

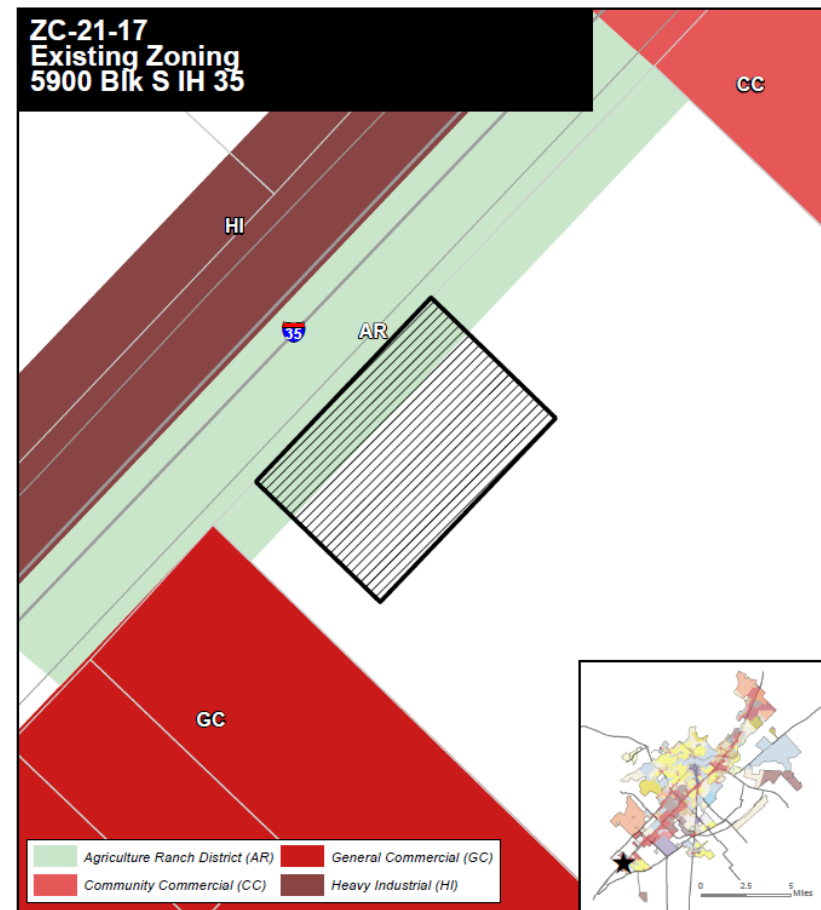




Context & History

- Existing Zoning: Agricultural Ranch (AR) and Future Development/ETJ (FD)
 - Agricultural / Residential uses
- Proposed Zoning: Heavy Commercial (HC)
 - Commercial and Limited Industrial Uses

ZC-21-17
Existing Zoning
5900 Blk S IH 35



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 100 200 400 Feet

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Map Date: 9/24/2021

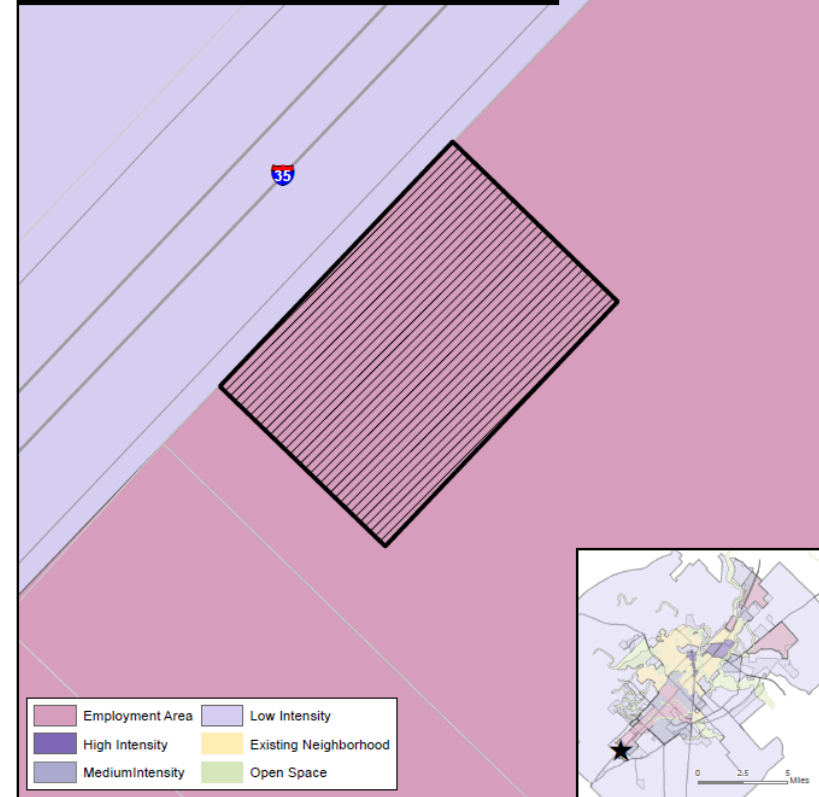


Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Employment Area
- “An area intended to accommodate economic growth and the recruitment of major employers” (4.1.1.6)

ZC-21-17
Preferred Scenario
5900 Blk S IH 35



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 75 150 300 Feet

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Comprehensive Plan Analysis

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

“Special Districts” (HC) within a “Employment Area.”

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

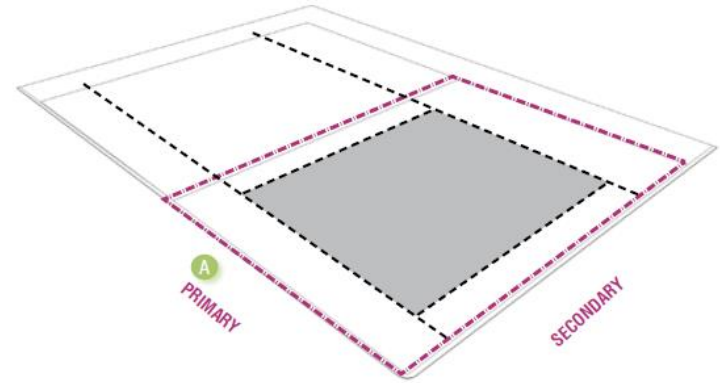
- General Commercial and Civic Building Types
- Office, Retail, Medical, Hotel, Light Manufacturing, Warehouse
- Professional Office, Gasoline Sales, Restaurant, Civic, Light Manufacturing, Vehicle Service, etc.
- Proposed Gas Station / Convenience Store

4 CHAPTER

ZONING REGULATIONS

HC

SECTION 4.4.5.2 HEAVY COMMERCIAL



KEY

--- Property Line (ROW)
A 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

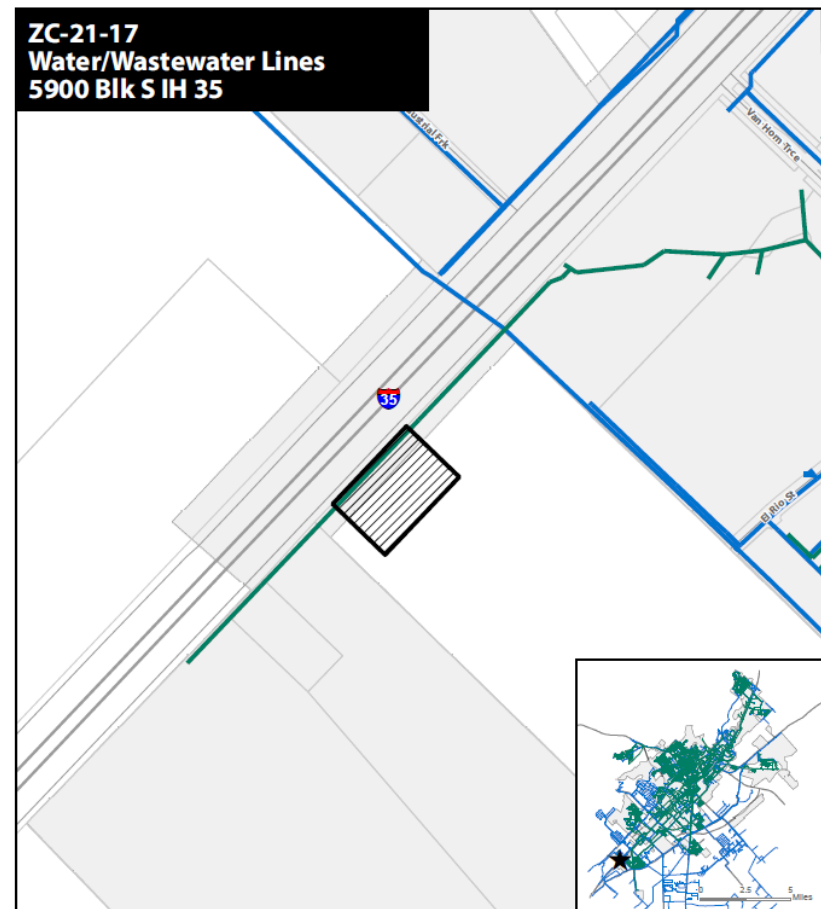
Principle Building Height 4 stories max. 62 ft. max.
Accessory Structure Height N/A 24 ft. max.



Infrastructure

- **Streets**
 - Streetscape Improvements
 - No proposed Transportation Master Plan roads on subject property
 - Block Perimeter (5,000 feet)
 - Bicycle & Sidewalk Connections
- **Utilities**
 - City of San Marcos Wastewater, Crystal Clear Water

ZC-21-17
Water/Wastewater Lines
5900 Blk S IH 35



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

- Sanitary Main
- Water Main



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Map Date: 10/21/2021



Recommendations

- At their November 9, 2021 meeting, the Planning and Zoning Commission recommended to **deny** the request to Heavy Commercial (HC) and **recommended a lesser zoning district of Commercial (CM).** The motion carried 8-0.
- Staff recommends **approval** of the request as presented.
- Due to the recommendation for denial by the Planning and Zoning Commission, an approval of ZC-21-17 will require a **super majority vote** by City Council.



Staff Recommendation

- Staff recommends approval of the request as presented.
- Due to the recommendation for denial by the Planning and Zoning Commission, an approval of ZC-21-17 will require a super majority vote by City Council.





Zoning District Comparison Chart

Topic	Existing Zoning: Agricultural Ranch (AR)	Existing Zoning: Future Development (FD)	Proposed Zoning: Heavy Commercial (HC)
Zoning Description	The AR Agricultural Ranch District is intended to preserve agricultural usage of land, to offer protection to agricultural land from the effects of objectionable, hazardous, or environmentally disruptive uses, and to discourage untimely scattering of more dense urban development.	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.	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)	Residential / Agricultural (See Land Use Matrix)	Variety of commercial uses permitted including offices; retail; medical; hotels; recreation; light manufacturing, and warehouse/distribution. (See Land Use Matrix)
Parking Location	No location standards	No location standards	Surface parking and garage parking allowed in first, second, and third layers.
Parking Standards	Dependent upon use	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.15 units per acre (max)	0.4 units per acre (max)	N/A
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 (62' feet)
Setbacks	40' minimum front, 20' side (Primary), 25' side (Secondary), 20% of total lot depth measured at point of greatest depth in rear	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	For Principle Buildings – 20' min setback from Primary and Secondary Streets, 5' min side setback, 5' min rear set back
Impervious Cover (max)	15%	30%	80%
Lot Sizes	Minimum 5 acres, No maximum	Minimum 2 acres lot area, Minimum 200 ft lot width	Min, 6,000 sq ft min lot area and 60' min lot width for General Commercial Buildings, and Civic Buildings.
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 for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area.
Blocks	No Block Perimeter Required	No Block Perimeter Required	5,000 ft. Block Perimeter Max