Zoning Request	1601 E McCarty	
ZC-22-02	FD to LI	

Summary

Request:	Zoning change from Future Development to Light Industrial

Applicant:	James B. Griffin 100 NE Loop 410, Ste 650, San Antonio, TX 78216	Property Owner:	Edmund Jaster Hays County Partnership P.O. Box 481 Madisonville, TX 77864

Notification

Application:	12/17/2021	Neighborhood Meeting:	N/A
Published:	12/19/2021	# of Participants	N/A
Posted:	12/17/2021	Personal:	12/17/2021
Response:	None as of the date of this report		

Property Description

Legal Description:	Cyrus Wickson Survey, Abstract 474		
Location:	Due north of the Rattler Rd and E McCarty Ln intersection		
Acreage:	87.998 acres	PDD/DA/Other:	N/A
Existing Zoning:	FD	Proposed Zoning:	LI
Existing Use:	Vacant	Proposed Use:	Warehouse & Distribution Center
Existing Occupancy:	N/A	Occupancy:	N/A
Preferred Scenario:	Medium Intensity	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Available	Floodplain:	Yes
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Vacant	Vacant	Open Space
South of Property:	Vacant	Vacant	Medium Intensity
East of Property:	LI	CoSM Public Services Complex	Employment Area
West of Property:	GC	Vacant	Medium Intensity

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Staff Recommendation

X	*Approval as Submitted*		Alternate Approval		Denial
Staff: Will Rugeley, AICP		**Title:** Planner		**Date:** 1/4/2022	

History

ZC-22-01 and ZC-22-02 seek zoning for industrial warehouse and distribution development pursuant to the CD-1 and LI Zoning District Regulations. An annexation request is being considered concurrent with both zoning change applications.

Additional Analysis

The subject property is within the East Village Intensity Area on the City's Preferred Scenario Map. East Village is a growth area due to it containing an elementary school and the City's only high school. East Village is intended for a mix commercial, retail, and service-oriented activity, as well as for a variety of residential uses. The requested zoning and proposed industrial use are not included in the "Future Vision" of the East Village area. Similarly, Table 4.1, Special Districts (including Light Industrial) are "Not Preferred" in Medium Intensity Areas. "Not Preferred" districts may be considered, but additional scrutiny is required to determine the proposal's consistency with the Comprehensive Plan.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
	_X_		Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map ***East Village is intended for a mix of commercial, retail, and residential development. It makes no mention of industrial uses, however, situated within East Village is the City's only high school and therefore East Village is identified as an area with potential for high growth.***
		_N/A_	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area
		_N/A_	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
		_N/A_	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
		_X_	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 ***As of the present, the area is mostly vacant, but it is contiguous with City of San Marcos Public Services offices and yard.***
	_X_		Whether the proposed zoning will reinforce the existing or planned character of the area ***Industrial uses within the East Village area are not preferred.***
		_X_	Whether the site is appropriate for the development allowed in the proposed district
		_X_	Whether there are substantial reasons why the property cannot be used according to the existing zoning ***The property is not zoned as it's located outside the City limits***
		_X_	Whether there is a need for the proposed use at the proposed location
_X_			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 ***The site is located adjacent to the City limits with access to existing utilities and E McCarty Ln***.

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		_X_	Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property ***The surrounding area is largely vacant, and this proposal can be classified as greenfield development.***
		_N/A_	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
	_X_		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 ***The northern portion of the property is situated within the FEMA mapped 100- and 500-year floodplains***
_X_			Any other factors which shall substantially affect the public health, safety, morals, or general welfare