



# Public Hearing

## ZC-22-02

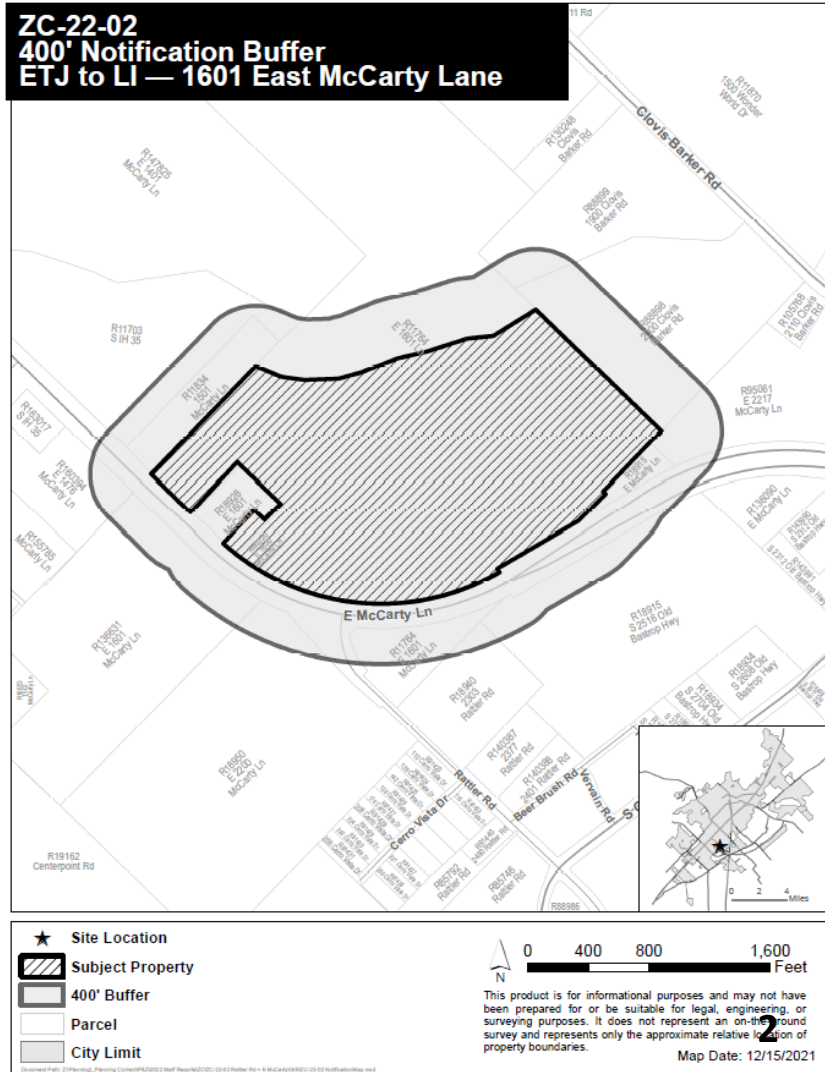
### 1601 E McCarty FD to LI

Hold a public hearing and consider a request by James B. Griffin, on behalf of Edmund Jaster Hays County Partnership, for a zoning change from “FD” Future Development to “LI” Light Industrial, or, subject to consent of the owner, another less intense zoning district classification, for approximately 87.998 acres out of the Cyrus Wickson Survey, Abstract 474, generally located due north of the Rattler Rd and E McCarty Ln intersection. (*W. Rugeley*)



# Property Information

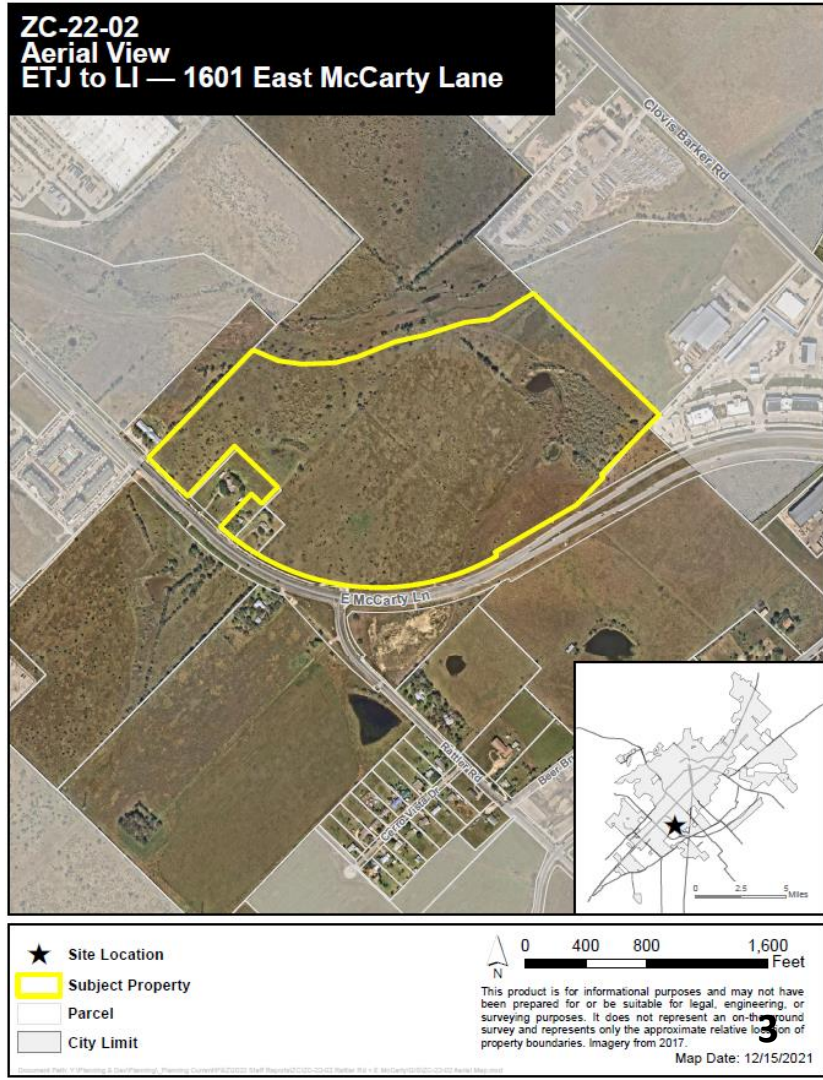
- Approximately 88 acres
- Due north of Rattler Rd & E. McCarty Ln intersection
- Not located within City Limits





# Context & History

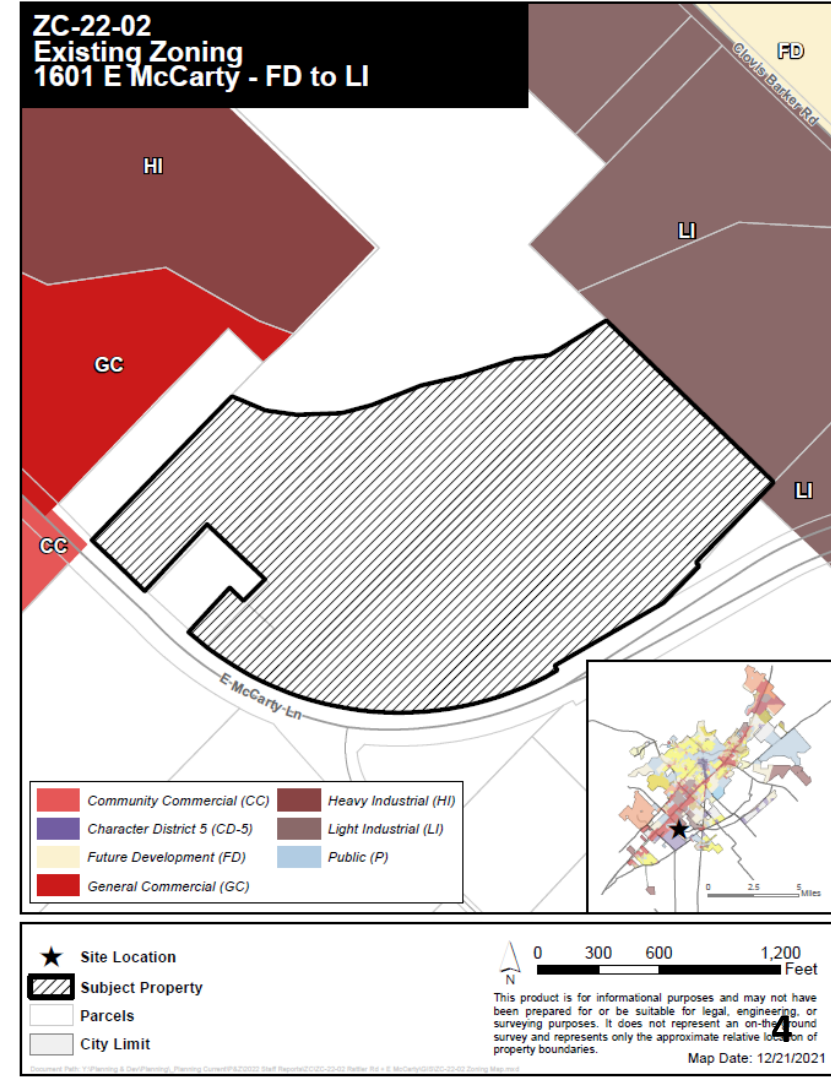
- Currently vacant
- Surrounding Uses
  - CoSM Public Services Complex
  - Vacant
- Council considering annexation application 2/1/2022





# Context & History

- Existing Zoning:  
Future Development/ETJ (FD)
  - Residential, public & institutional uses
- Proposed Zoning:  
Light Industrial (LI)
  - Intended for light industrial and manufacturing uses. Seeks to limit these uses within non-industrial development areas

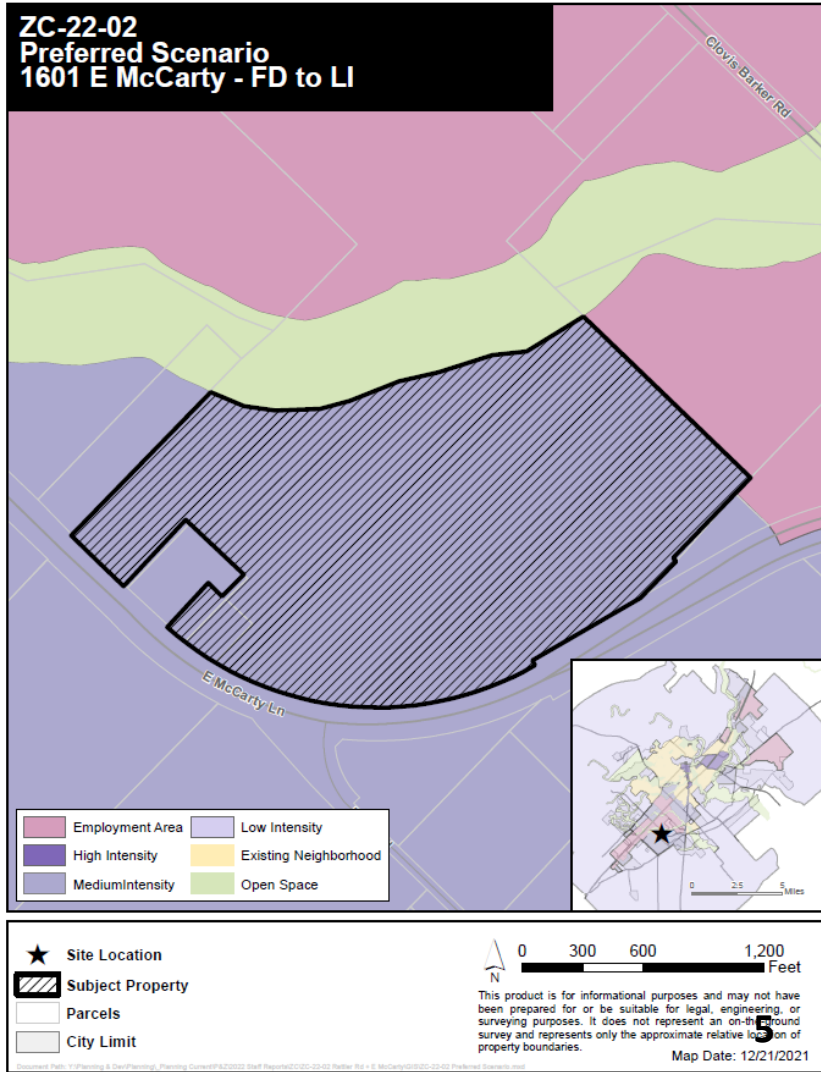




# Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium Intensity Area
- “An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)





# Comprehensive Plan Analysis

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

**“Special Districts” within a “Medium Intensity Zone”.**

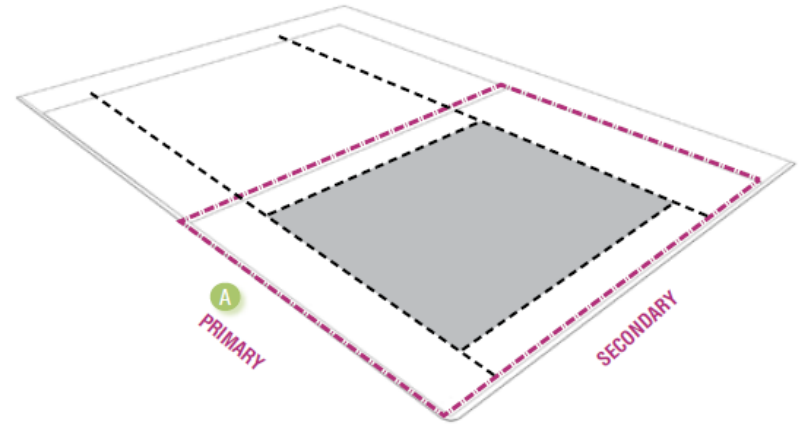
**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

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

- Intended for light industrial and manufacturing uses. Seeks to limit these uses within non-industrial development areas
- Light industrial, light manufacturing, minor auto, and storage uses

**KEY**

--- Property Line (ROW)

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--- 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

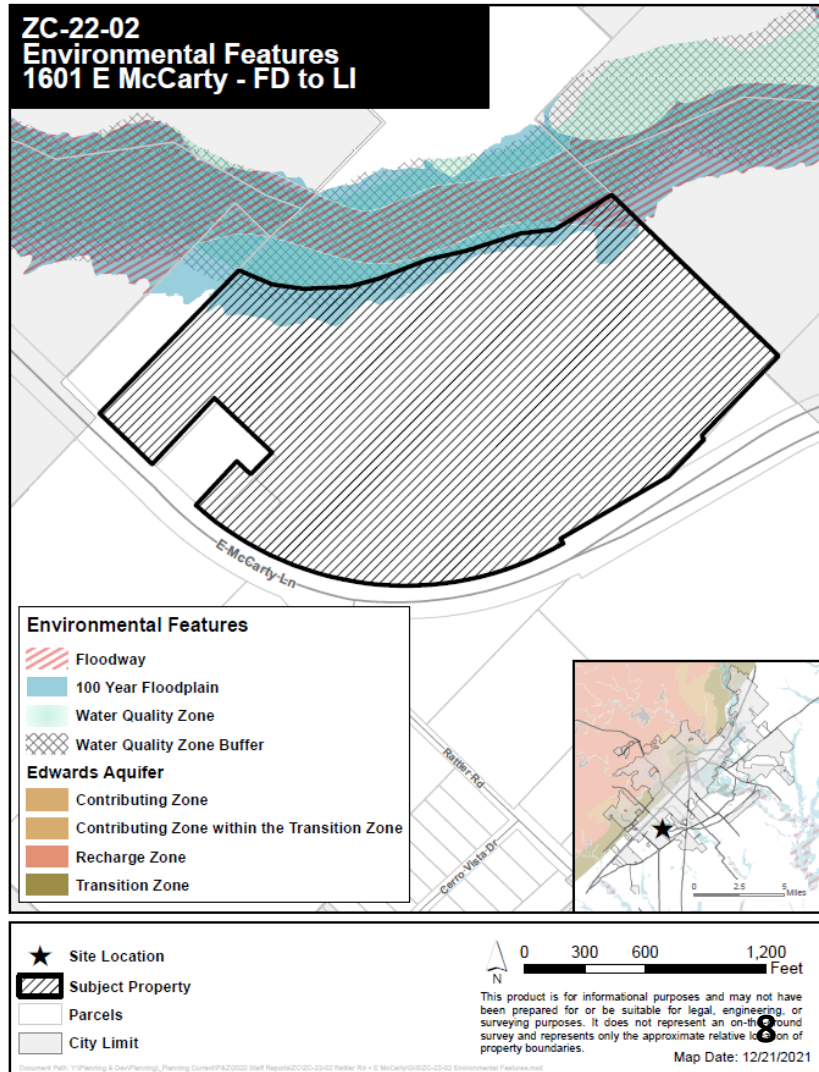
**BUILDING STANDARDS**

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



# Environmental Analysis

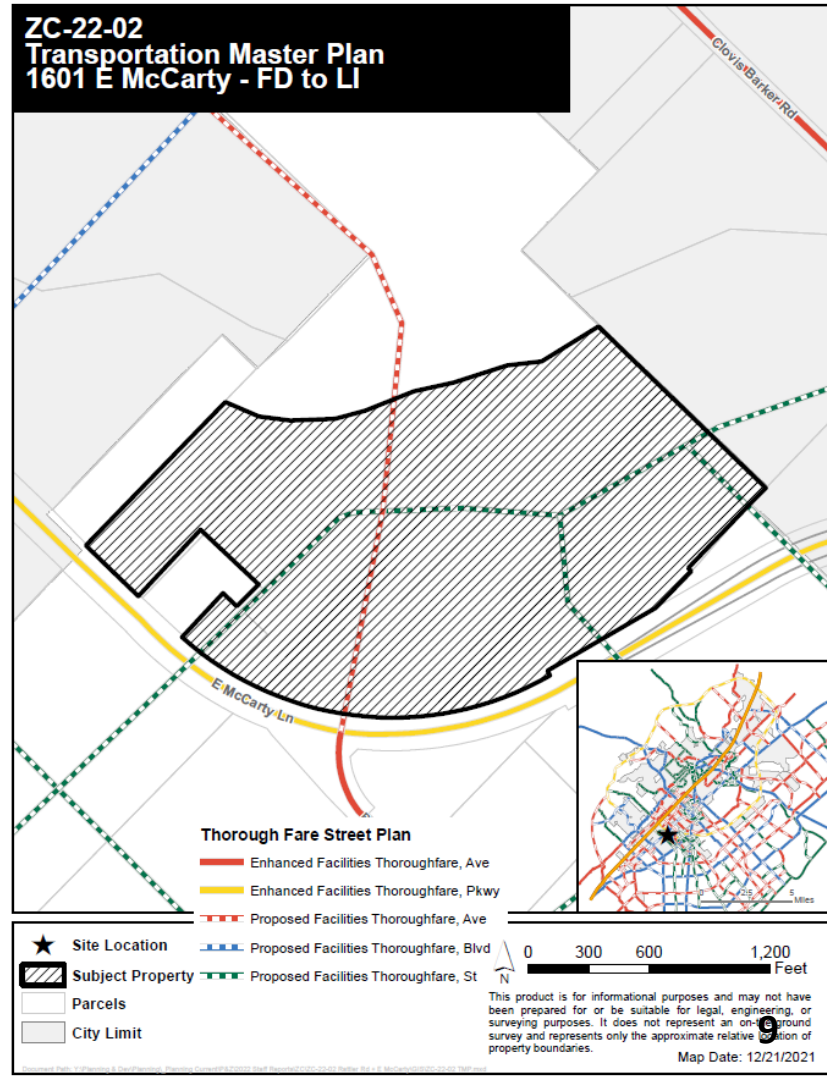
- Not located
  - Atop significant slopes
  - Within a sensitive watershed
  - Edwards Aquifer zone
- Located in partially
  - FEMA 100- & 500-year floodplains





# Infrastructure

- **Streets**
  - Streetscape improvements
  - Transportation Master Plan
  - Block perimeter (5,000 feet)
  - Bicycle & sidewalk connections
- **Utilities**
  - City of San Marcos water, wastewater, and Bluebonnet Electric





# Recommendation

- Staff recommends approval of the request 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.
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 No location standards	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	Residential uses 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