



Public Hearing

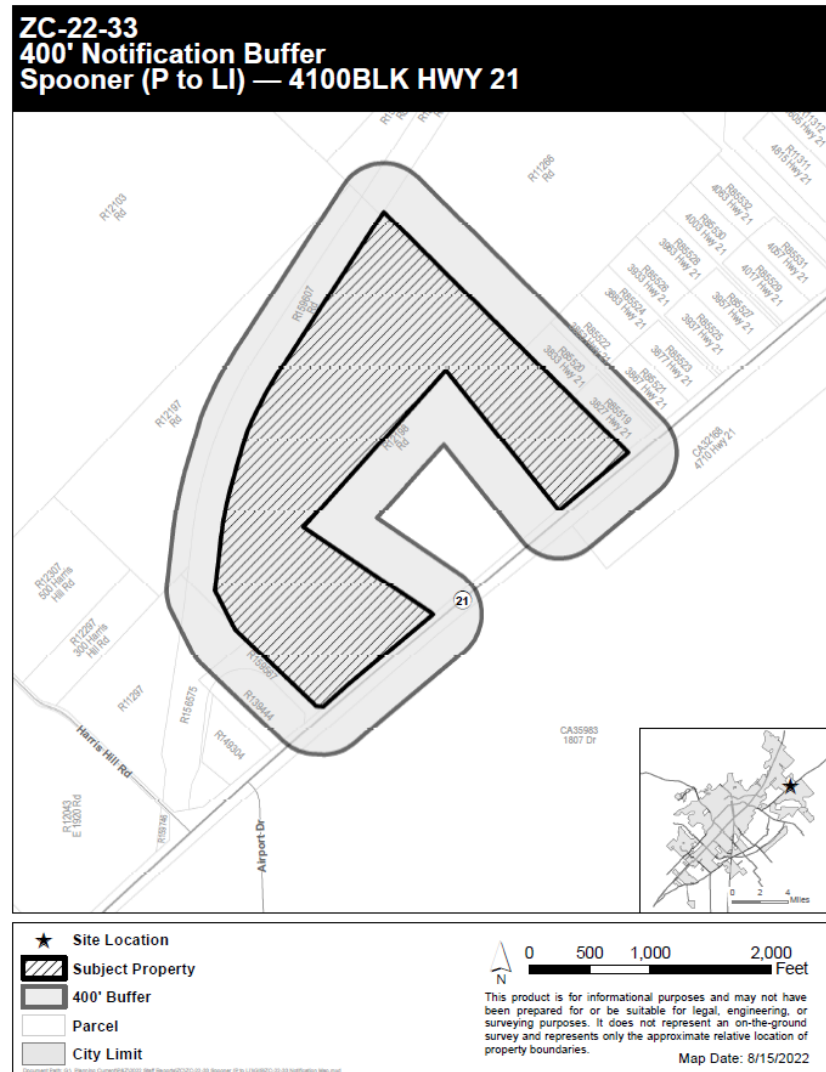
ZC-22-33

SH 21 & FM 110 P to LI

Receive a Staff presentation and hold a Public Hearing to consider approval of Ordinance 2022-78, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-22-33, by rezoning approximately 120 acres of land, generally located near the 4100 block of State Highway 21, approximately 1,400 feet north of Harris Hill Road from “P” Public and Institutional District to “LI” Light Industrial District, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2022-78, on the second of two readings.

Property Information

- Approximately 169 acres
- Northeast of the SH 21 & FM 110 Intersection
- Located within City Limits

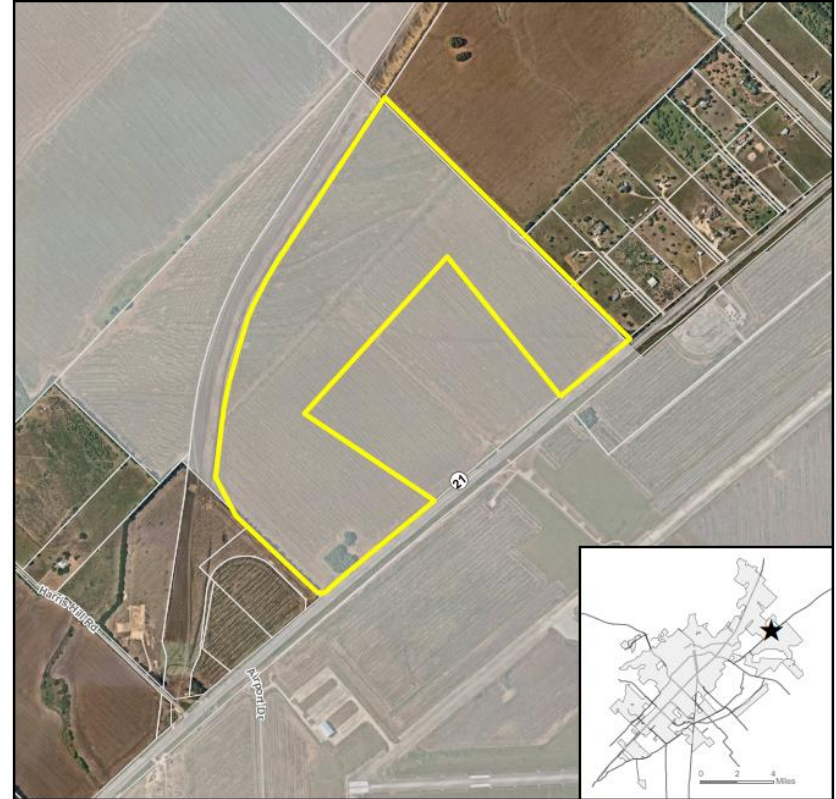




Context & History

- Currently Vacant
- Surrounding Uses
 - Vacant
 - Single Family Residential
 - San Marcos Regional Airport

ZC-22-33
Aerial View
Spooner (P to LI) — 4100BLK HWY 21



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

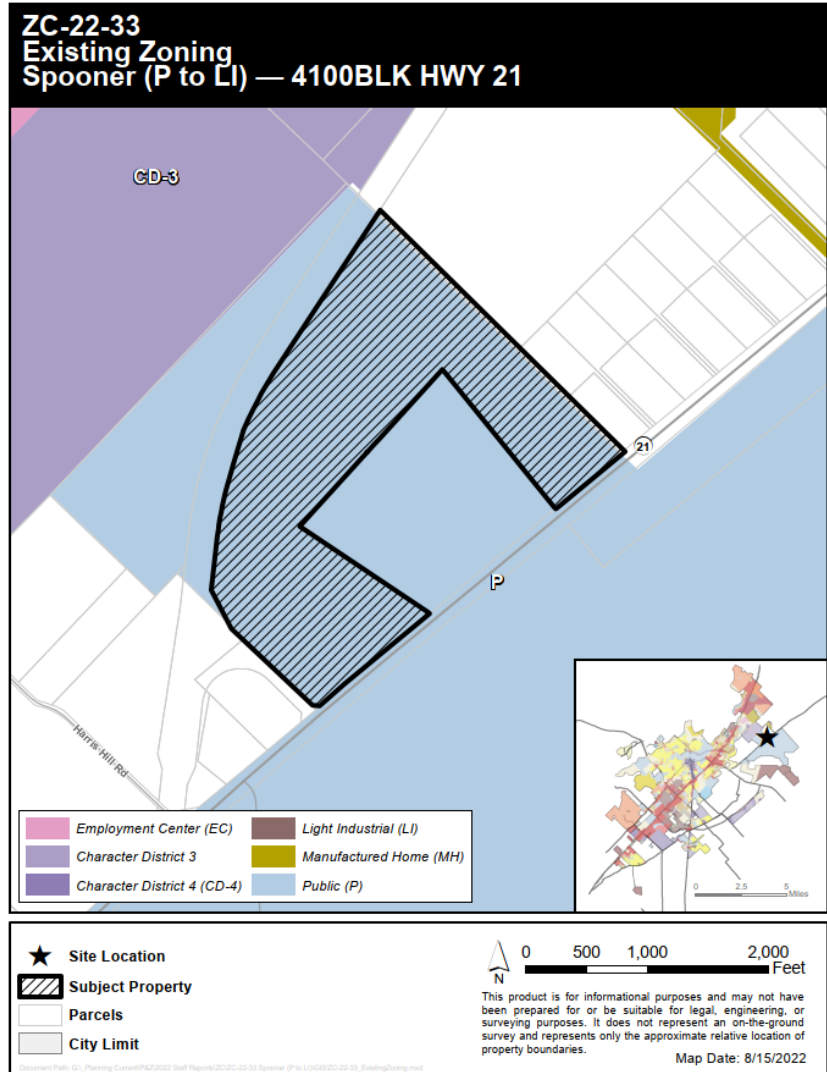
0 500 1,000 2,000 Feet

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Map Date: 8/15/2022



Context & History

- Existing Zoning:
Zoning District (P)
 - Intended for public and civic uses
- Proposed Zoning:
Zoning District (LI)
 - Industrial and Commercial uses





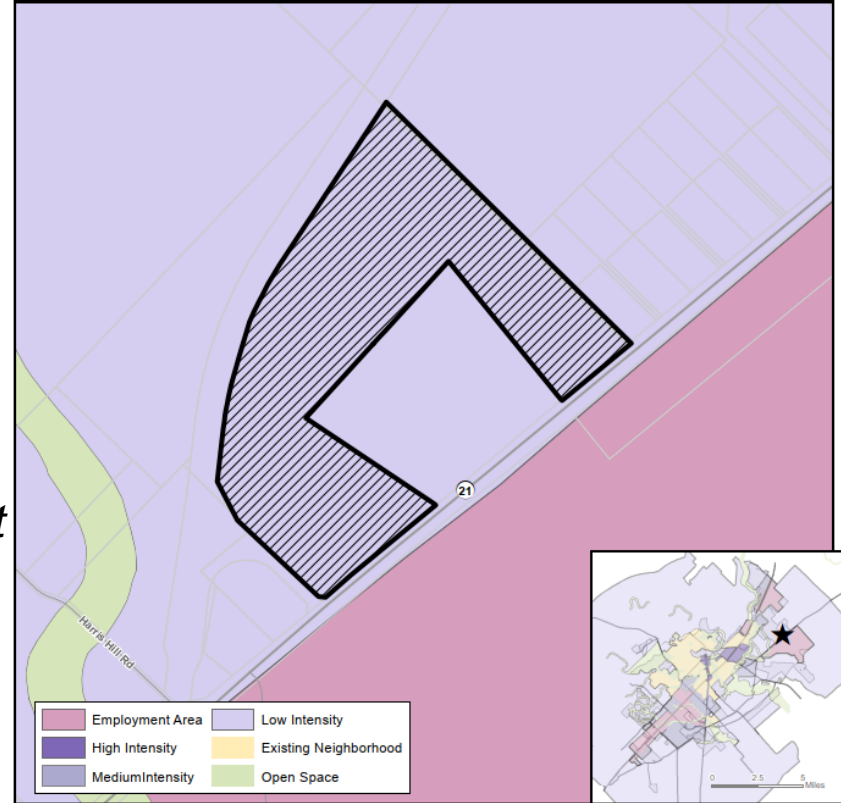
Comprehensive Plan Analysis

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)

ZC-22-33
Preferred Scenario
Spooner (P to LI) — 4100BLK HWY 21





Comprehensive Plan Analysis

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

“Light Industrial” (LI) within “Low Intensity.”

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

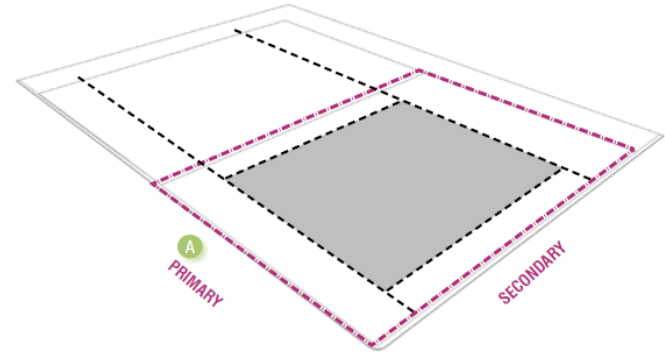


Zoning Analysis

- Manufacturing & light industrial uses like industrial office, warehouse, & distribution.
- General Commercial and Civic Building Types
- Restrictive Covenants are proposed: to limit “bad neighbor” uses

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

Property Line (ROW)
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

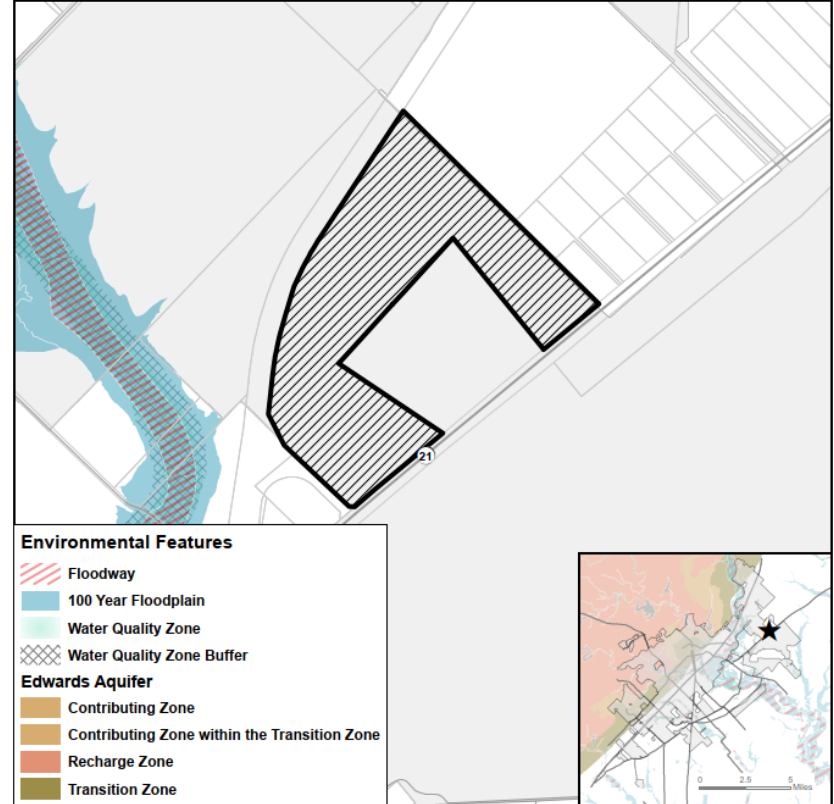
Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.



Environmental Analysis

- Not located within an environmentally sensitive area

ZC-22-33 Environmental Features Spooner (P to LI) — 4100BLK HWY 21



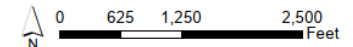
Environmental Features

- Floodway
- 100 Year Floodplain
- Water Quality Zone
- Water Quality Zone Buffer

Edwards Aquifer

- Contributing Zone
- Contributing Zone within the Transition Zone
- Recharge Zone
- Transition Zone

- Site Location
- Subject Property
- Parcels
- City Limit



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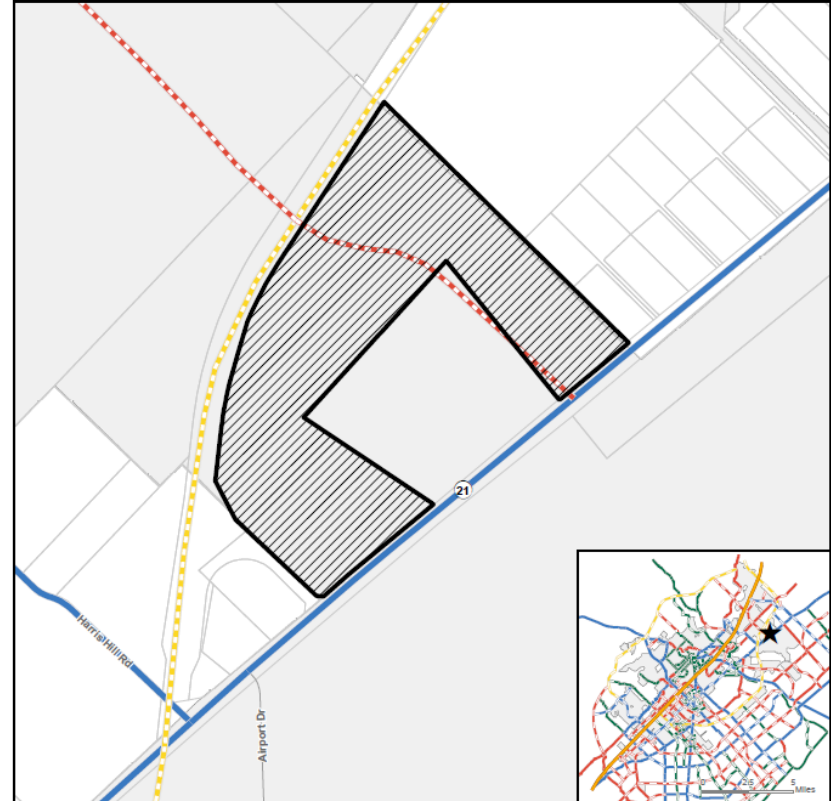
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Infrastructure

- **Streets**
 - Streetscape Improvements
 - Transportation Master Plan
 - Block perimeter (5,000 feet)
 - Bicycle & Sidewalk connections
- **Utilities**
 - City of San Marcos Water / Wastewater
 - Pedernales Electric

ZC-22-33 Transportation Master Plan Spooner (P to LI) — 4100BLK HWY 21





ZC-22-33 Recommendation

- City Council voted 6-2 to approve ZC-22-33 on the first of two readings.
- Planning & Zoning Commission Recommended approval of the request with a 7-0 vote.
- Staff recommends approval of the request as presented.



Topic	Existing Zoning: Public & Institutional (P)	Proposed Zoning: Light Industrial (LI)
Zoning Description	The P, Public and Institutional District is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities, state colleges and universities. The review of the location for public facilities is intended to facilitate the coordination of community services while minimizing the potential disruption of the uses of nearby properties. This district is intended for properties used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities.	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	Institutional / Governmental Uses and some commercial (See <i>Land Use Matrix</i>)	Primarily Industrial with some commercial and public/institutional (See <i>Land Use Matrix</i>)
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	24 units per acre (max)	Residential Uses are Not Permitted
Occupancy Restrictions	Restrictions do apply	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	4 stories	4 stories (62 ft.) max
Setbacks	25' minimum front, 7.5' side, and 5' rear	20' minimum front, side, and rear
Impervious Cover (max)	60%	80%
Lot Sizes	No minimum or maximum area, 50 ft. minimum frontage	Minimum 7,000 sq ft lot area, minimum 70 ft lot width
Streetscapes	Conventional Street: 6' sidewalk, 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	3,000 ft. block perimeter max	5,000 ft. block perimeter max