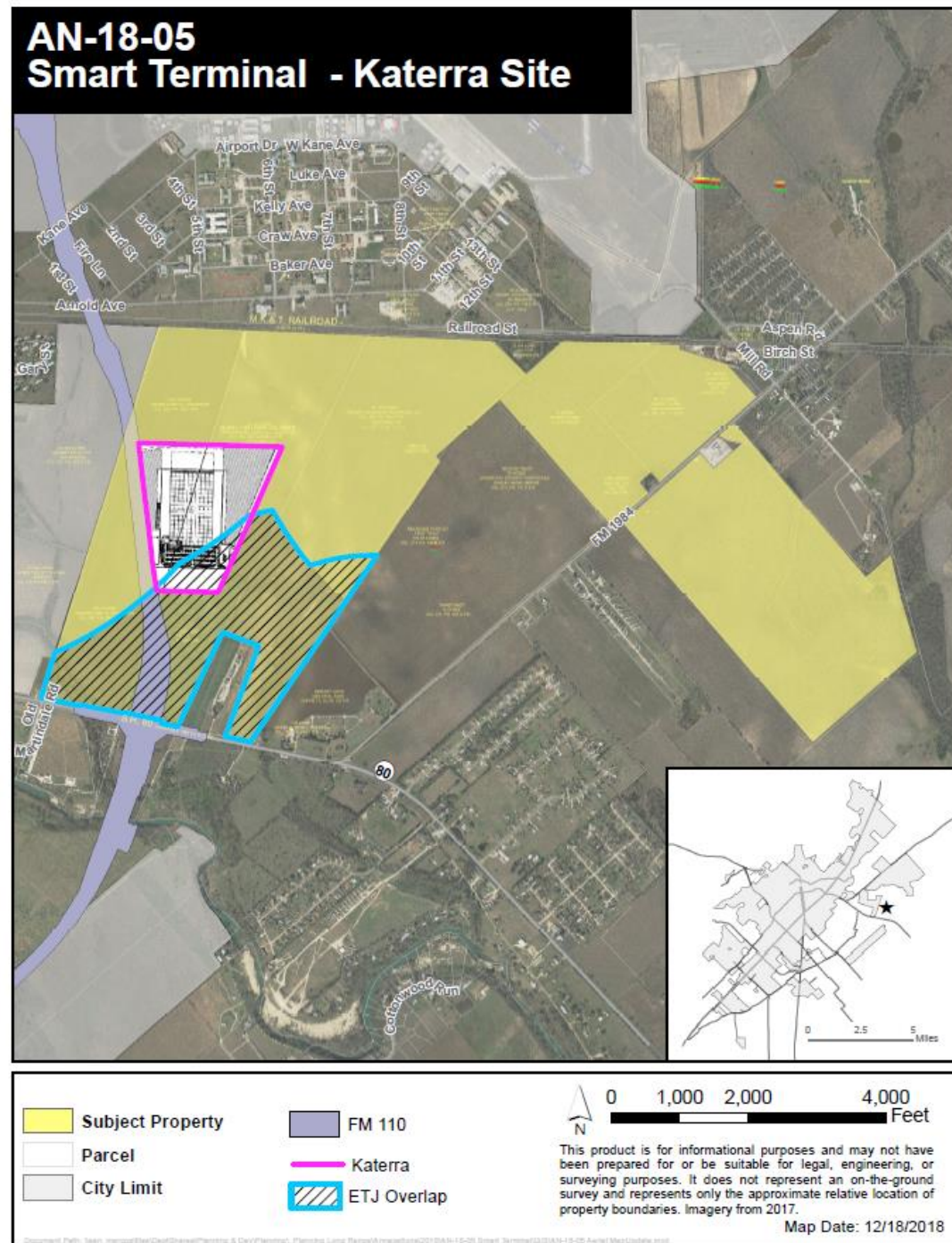


ZC-18-21(Smart Terminal)

An amendment to the City's official zoning map rezoning approximately 934 acres, more or less, out of the William Pettus Survey, Abstract No. 21, generally located near the intersection of State Highway 80 and FM 1984, from "ETJ" Extraterritorial Jurisdiction to "HI" Heavy Industrial. (T. Carpenter)

Location:

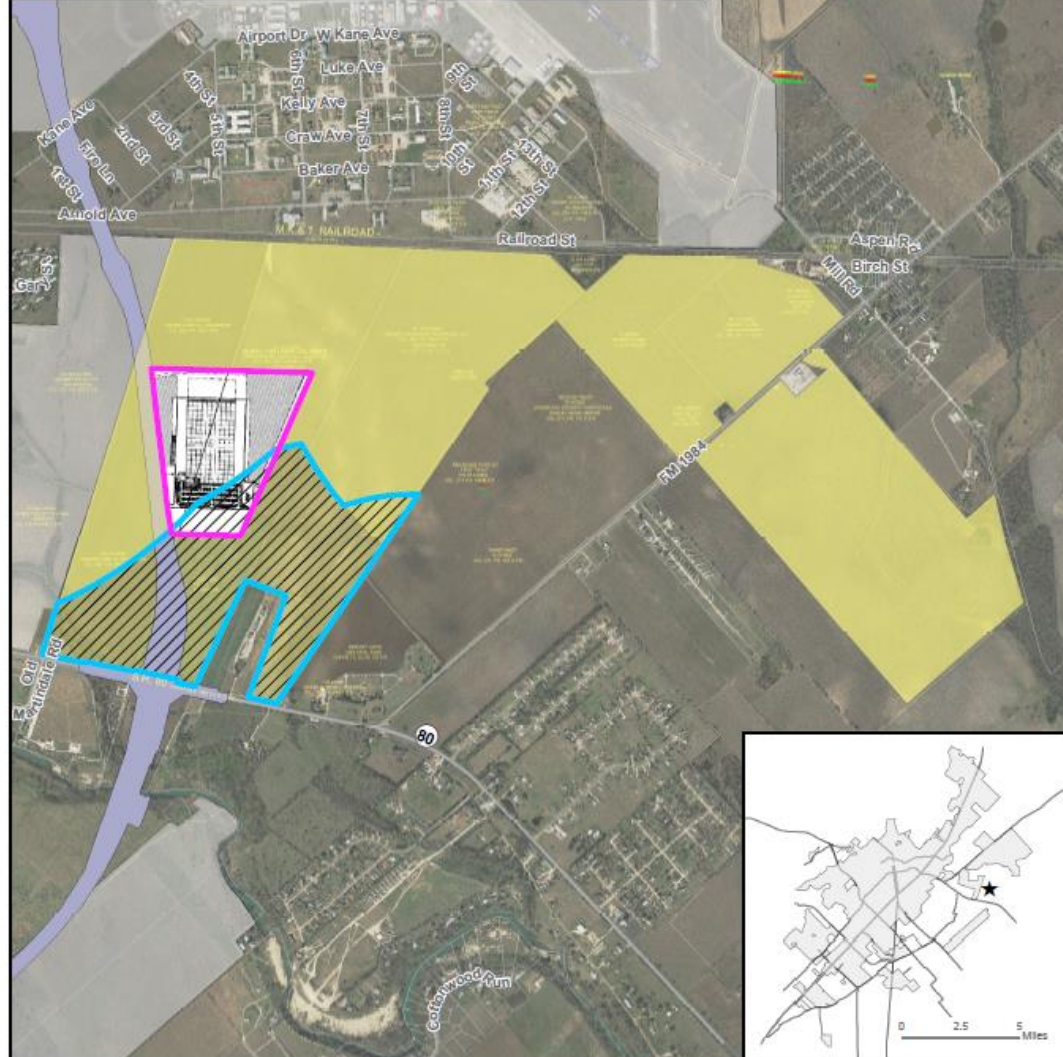
- Approximately 934.34 acres located near Highway 80 and FM 1984
- Surrounding uses include Gary Job Corps, San Marcos Regional Airport, agricultural uses, and single-family residences.



Context & History

- **Existing Zoning:**
(Extraterritorial Jurisdiction) ETJ
- **Proposed Zoning:**
Heavy Industrial (HI)
- **Proposed Use:**
Rail Park

AN-18-05 Smart Terminal - Kattera Site



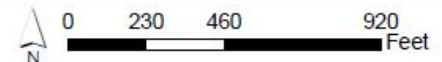
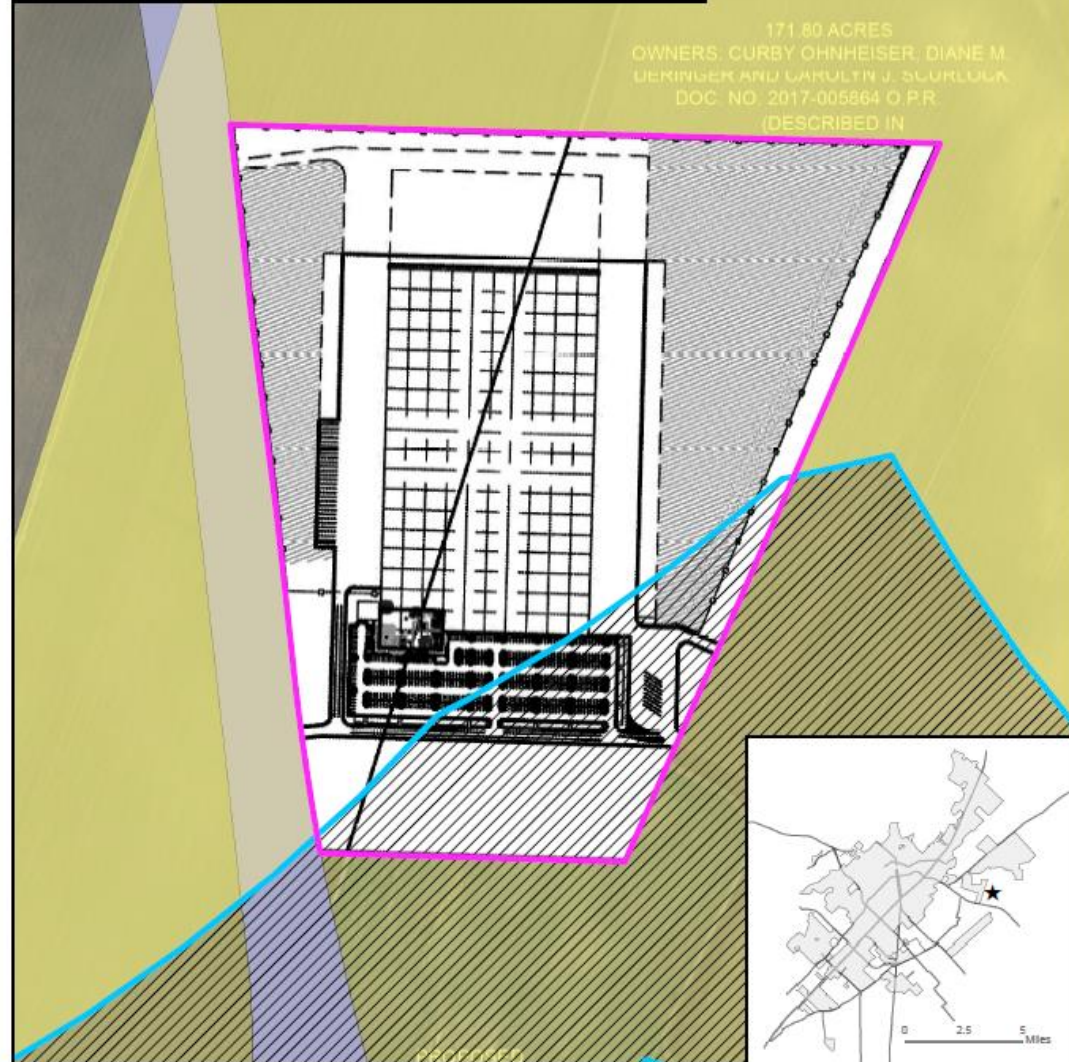
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/18/2018

Map Date: 12/27/2018

Katerra Site

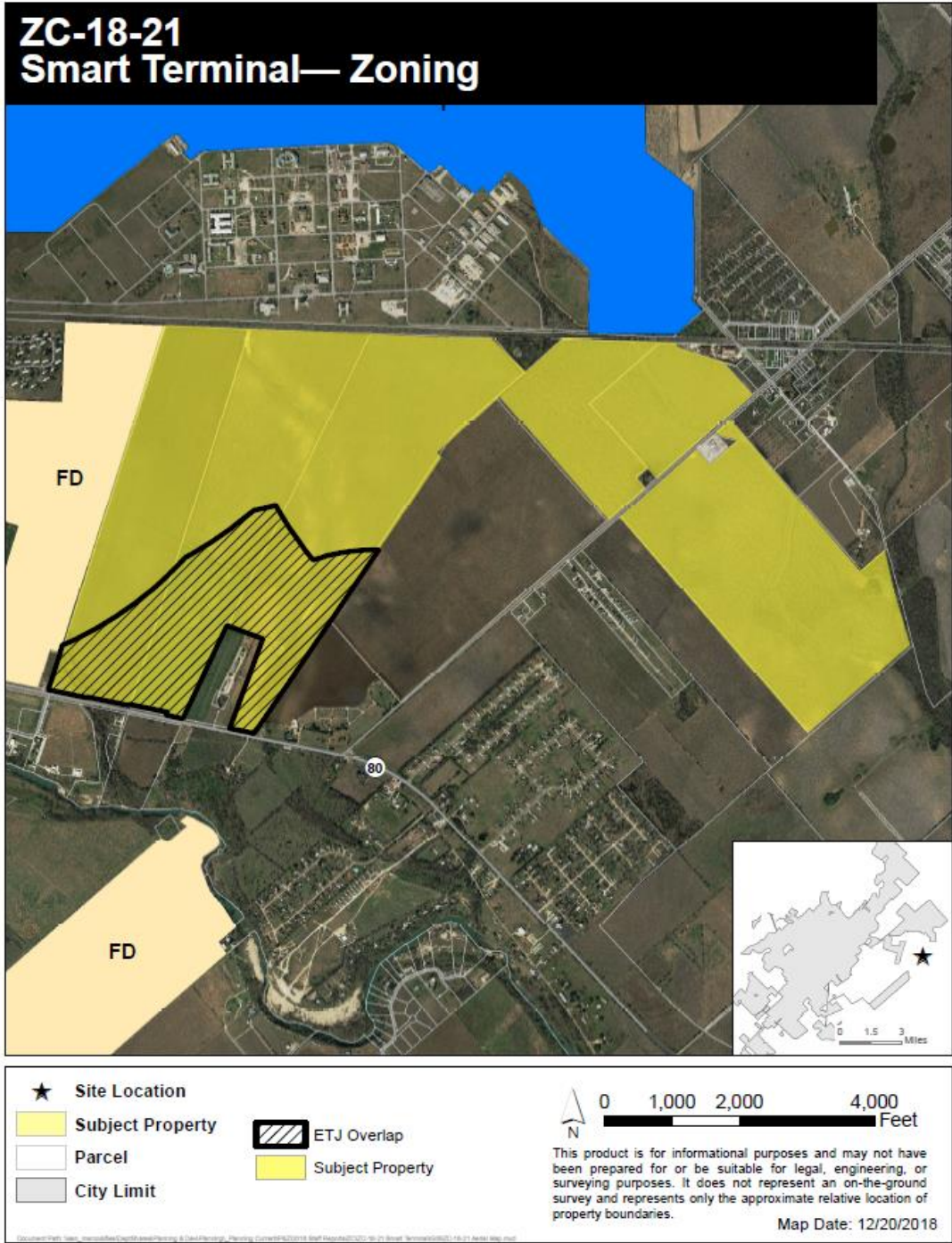
AN-18-05 Smart Terminal - Katerra Site



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

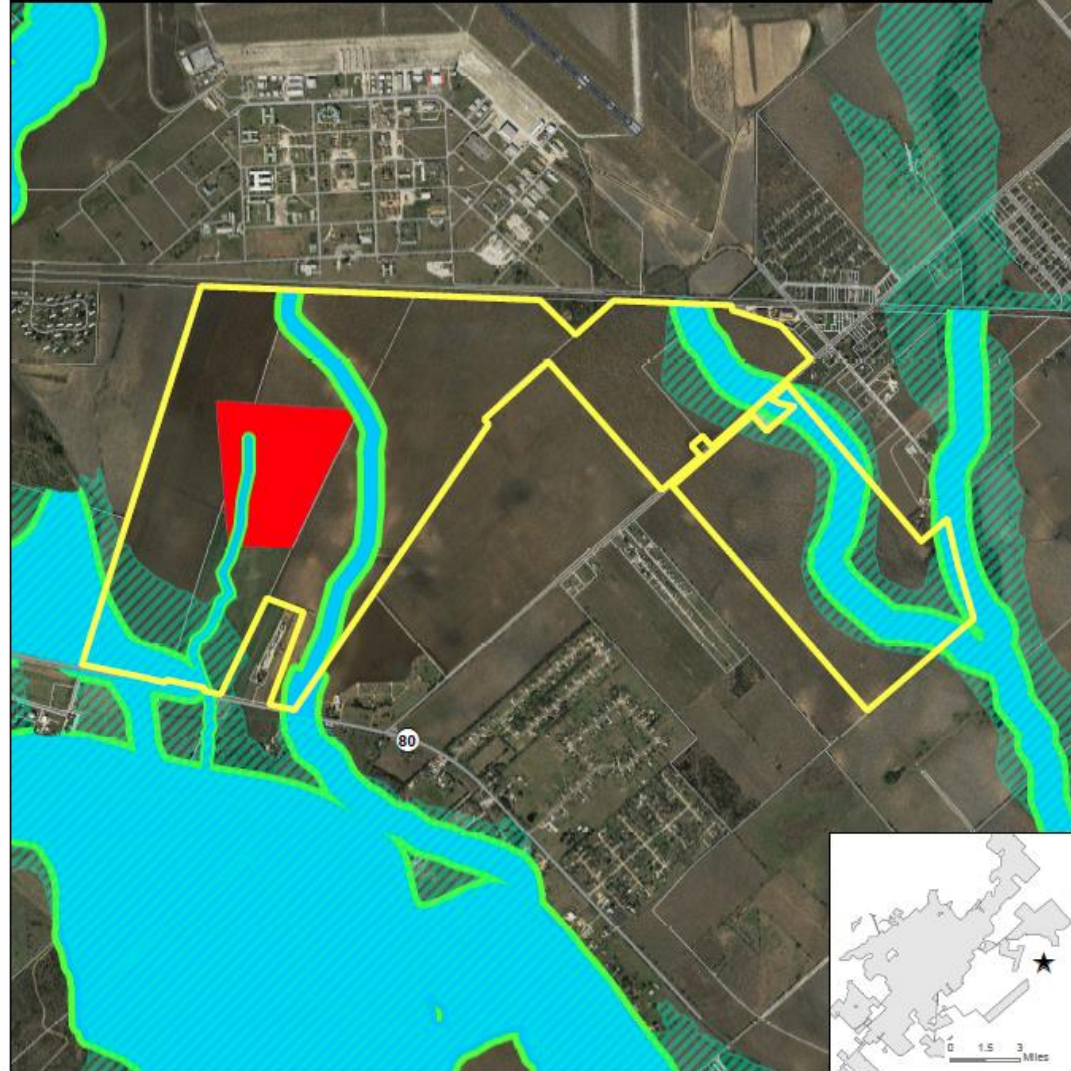
Map Date: 12/18/2018

Zoning Map



Floodplain & Water Quality

ZC-18-21 Smart Terminal— Floodplain



- ★ Site Location
- Subject Property
- Parcel
- City Limit
- 100 Year Flood
- Buffer Zone
- Water Quality Zone
- Kattera

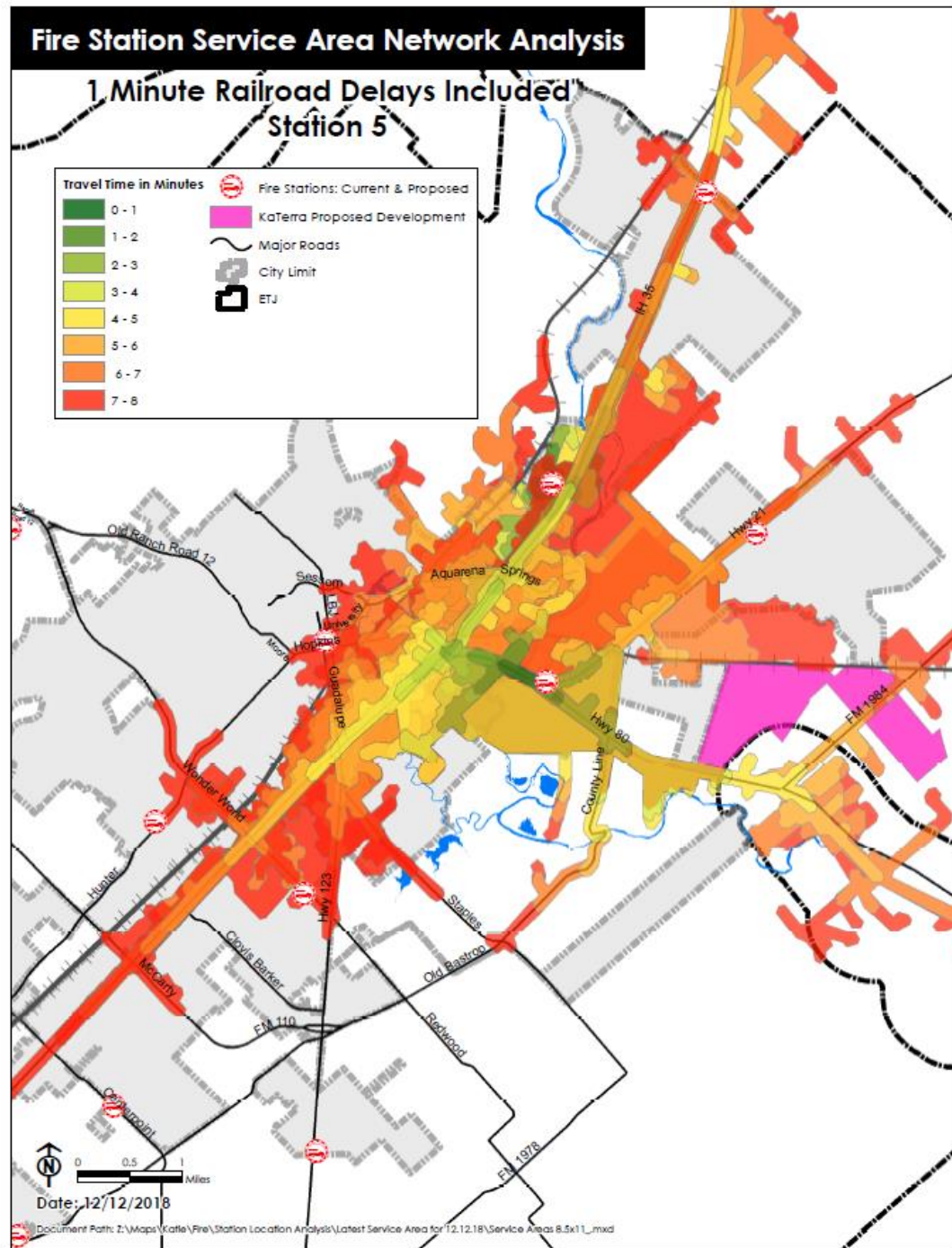
0 1,000 2,000 4,000 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 12/14/2018



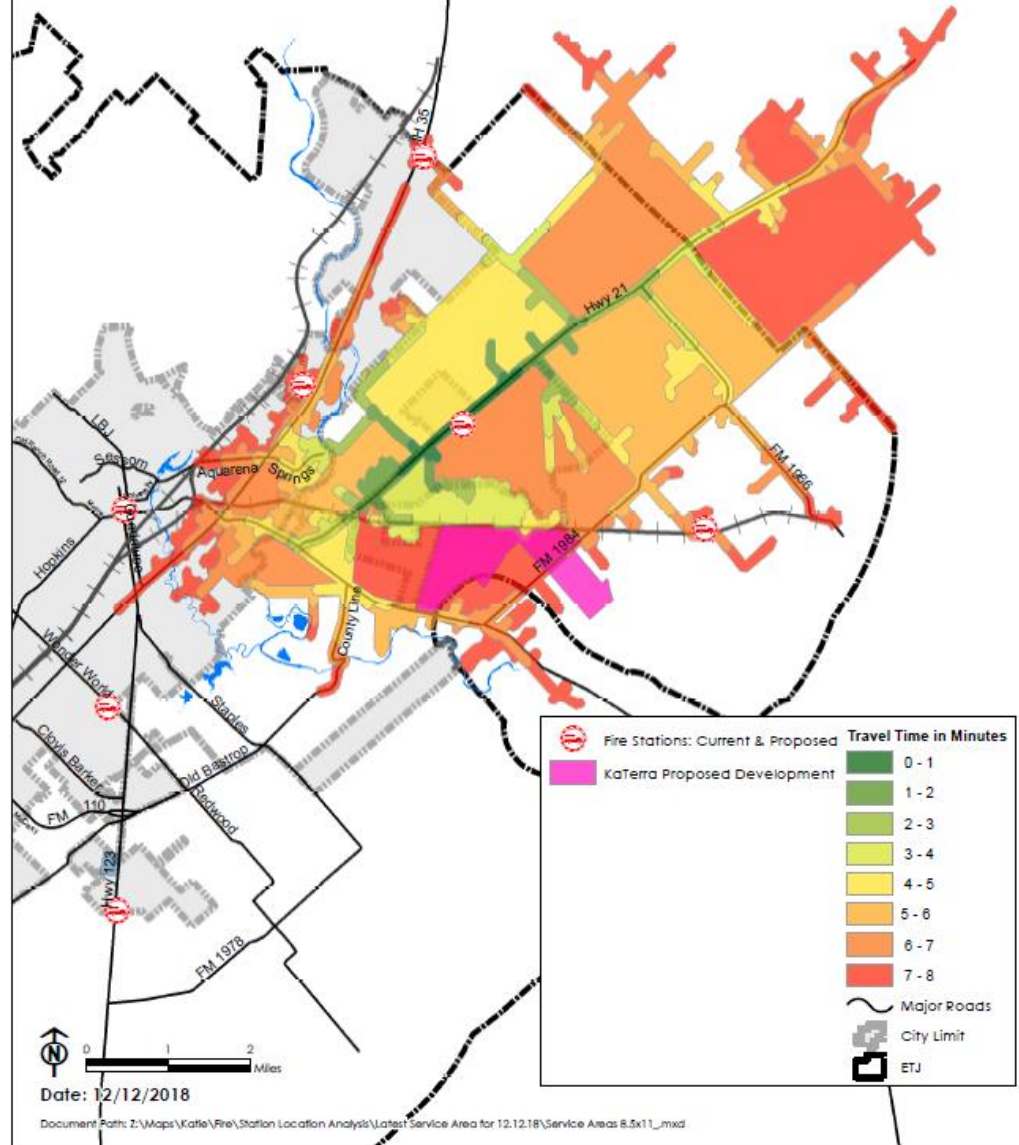
Fire Station Location Allocation Network



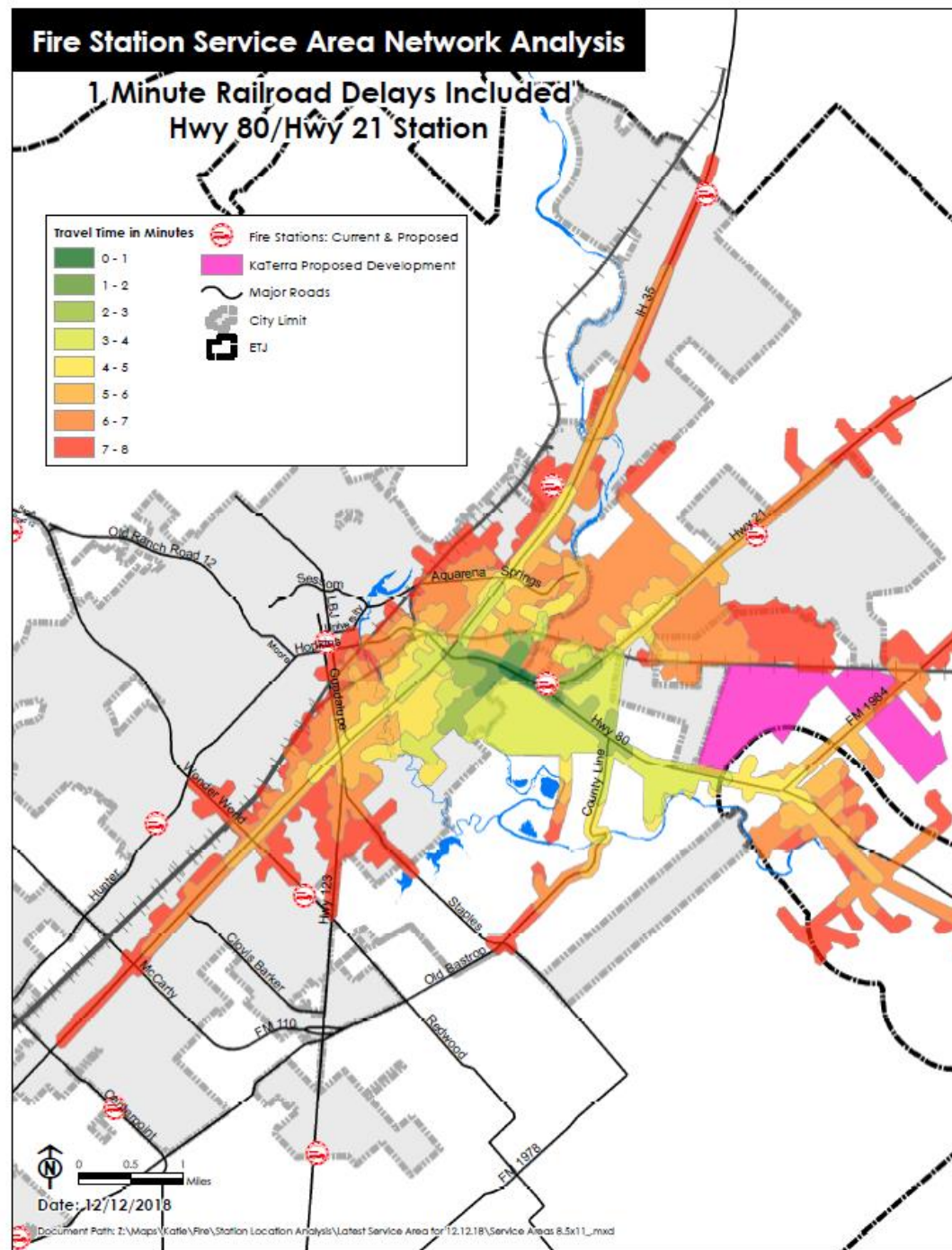
Fire Station Location Allocation Network

Fire Station Service Area Network Analysis

1 Minute Railroad Delays Included
Airport Station

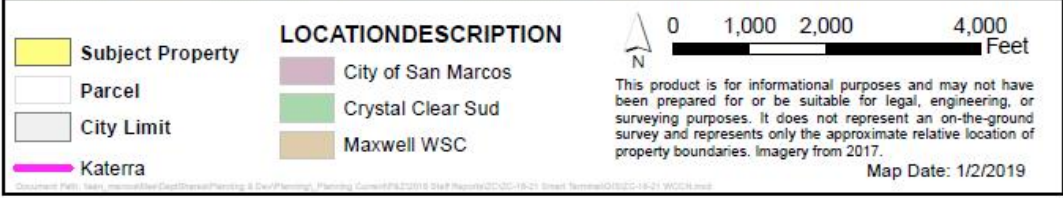
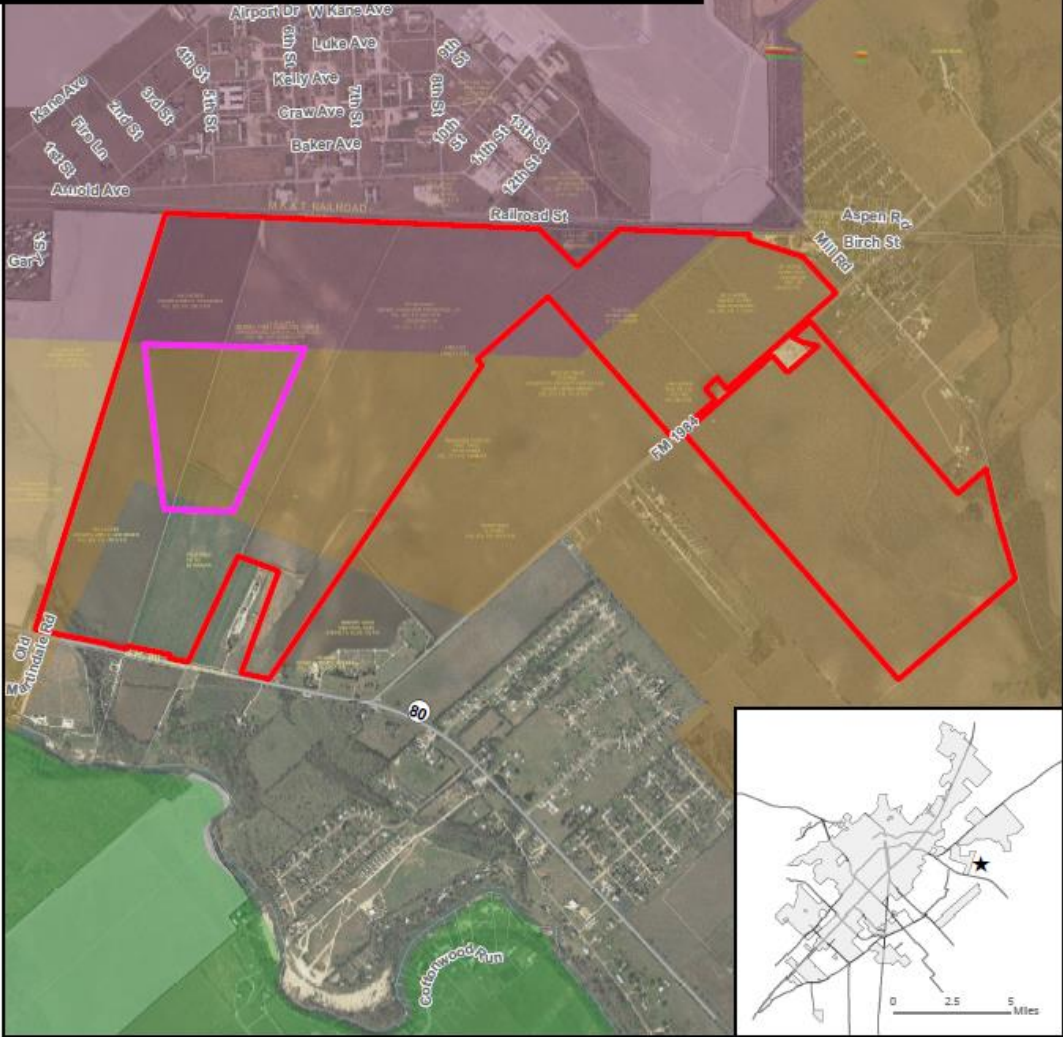


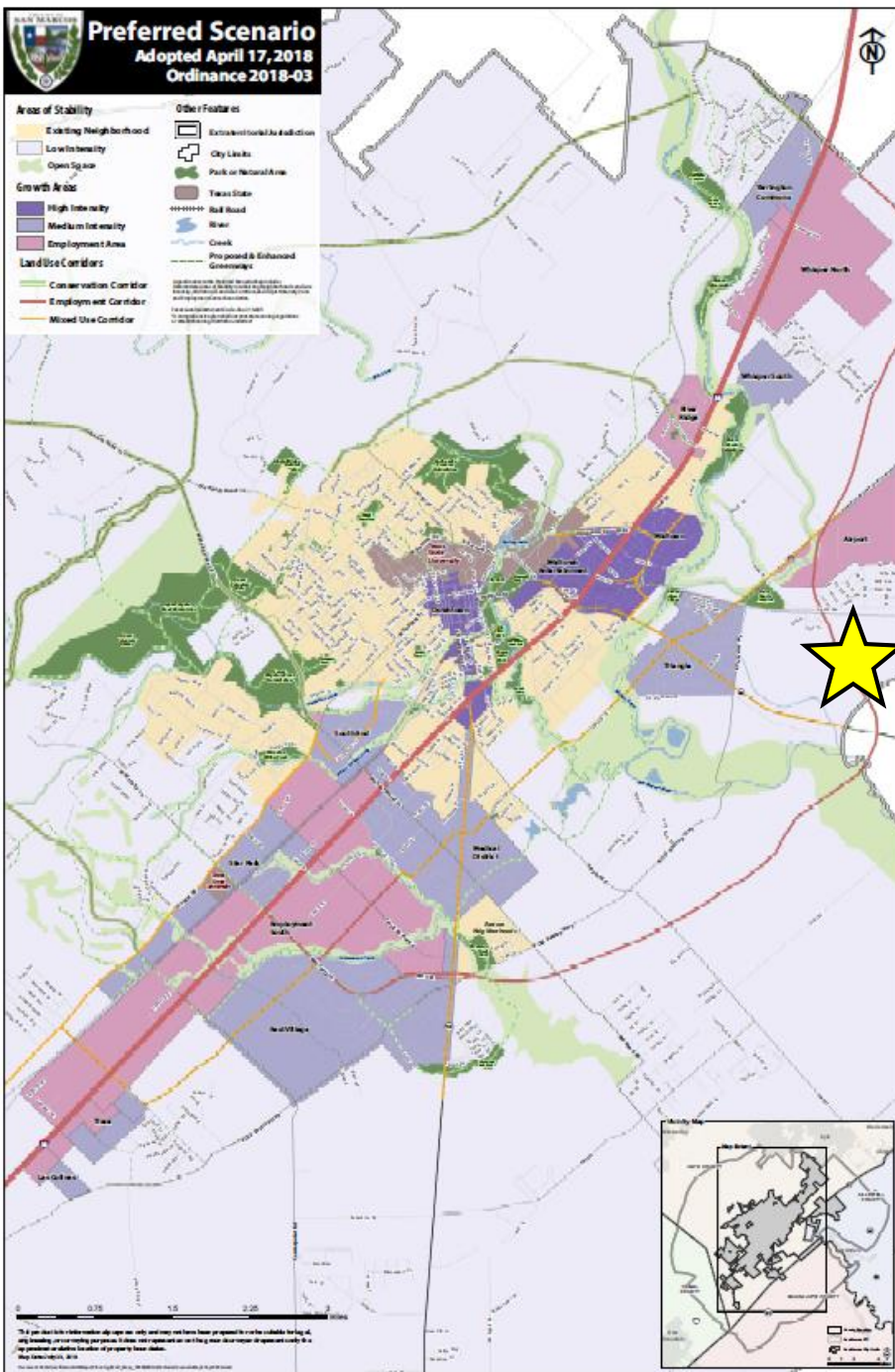
Fire Station Location Allocation Network



Water Service Areas

ZC-18-21
Water CCN
Smart Terminal





Comprehensive Plan Analysis

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

Located in a Low Intensity Area

“They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas and agricultural lands should be considered as part of any development proposal.” (4.1.1.6)

Comprehensive Plan Analysis

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

Applicant is requesting a “Heavy Industrial” (HI) within an Existing Neighborhood.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

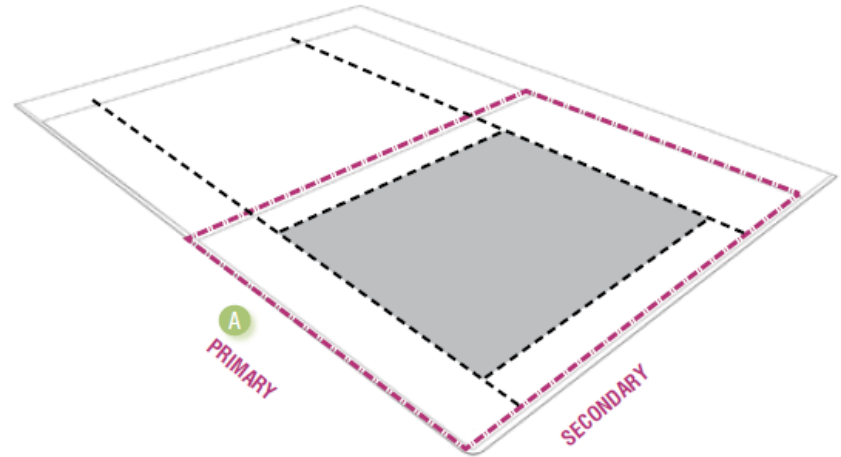
| DISTRICT CLASSIFICATION | COMPREHENSIVE PLAN DESIGNATIONS | | | | | |
|-----------------------------------|---------------------------------|---------------|----------------------------------|----------------------------------|----------------------|----------|
| | OPEN SPACE/ AGRICULTURAL | LOW INTENSITY | EXISTING NEIGHBORHOOD | MEDIUM OR HIGH INTENSITY ZONE | EMPLOYMENT CENTER | CORRIDOR |
| Conventional Residential | NP | NP | C | -- | -- | -- |
| Neighborhood Density Districts | NP | NP | See Section 4.1.2.4 - 4.1.2.5 | NP | NP | C |
| Character Districts | NP | C | -- | C | NP | C |
| Special Districts | -- | NP | NP | NP | C | C |
| Legend | -- = Not Allowed (PSA Required) | | NP = Not Preferred | | C = Consider | |

HI Zoning Analysis:

- HI is intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not properly associated with or are not compatible with nearby residential or commercial uses.
- Proposed rezoning to HI is consistent with the approved 380 agreement.
- Special Districts are identified as “Not Preferred” within Low Intensity Areas as identified on the Comprehensive Plan.
- Property is adjacent to San Marcos Regional Airport & existing railroad

HI

SECTION 4.4.5.4 HEAVY INDUSTRIAL



KEY

--- Property Line (ROW)
A Metrics on This and Facing Page

--- Setbacks
● Building Footprint

DISTRICT INTENT STATEMENTS

HI is intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not properly associated with or are not compatible with 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 4.4.6.13

Civic Building Section 4.4.6.15

BUILDING STANDARDS

Principle Building Height 4 stories max. 62 ft. max.

Accessory Structure Height N/A 24 ft. max.

Staff Recommendation:

- *At their December 11, 2018 Regular Meeting, the Planning and Zoning Commission recommended **denial** of the request (5-4).*
- Staff provides this request to the Planning & Zoning Commission for your consideration and recommends **approval** of the request for a zoning change from Extraterritorial Jurisdiction (ETJ) to Heavy Industrial (HI).