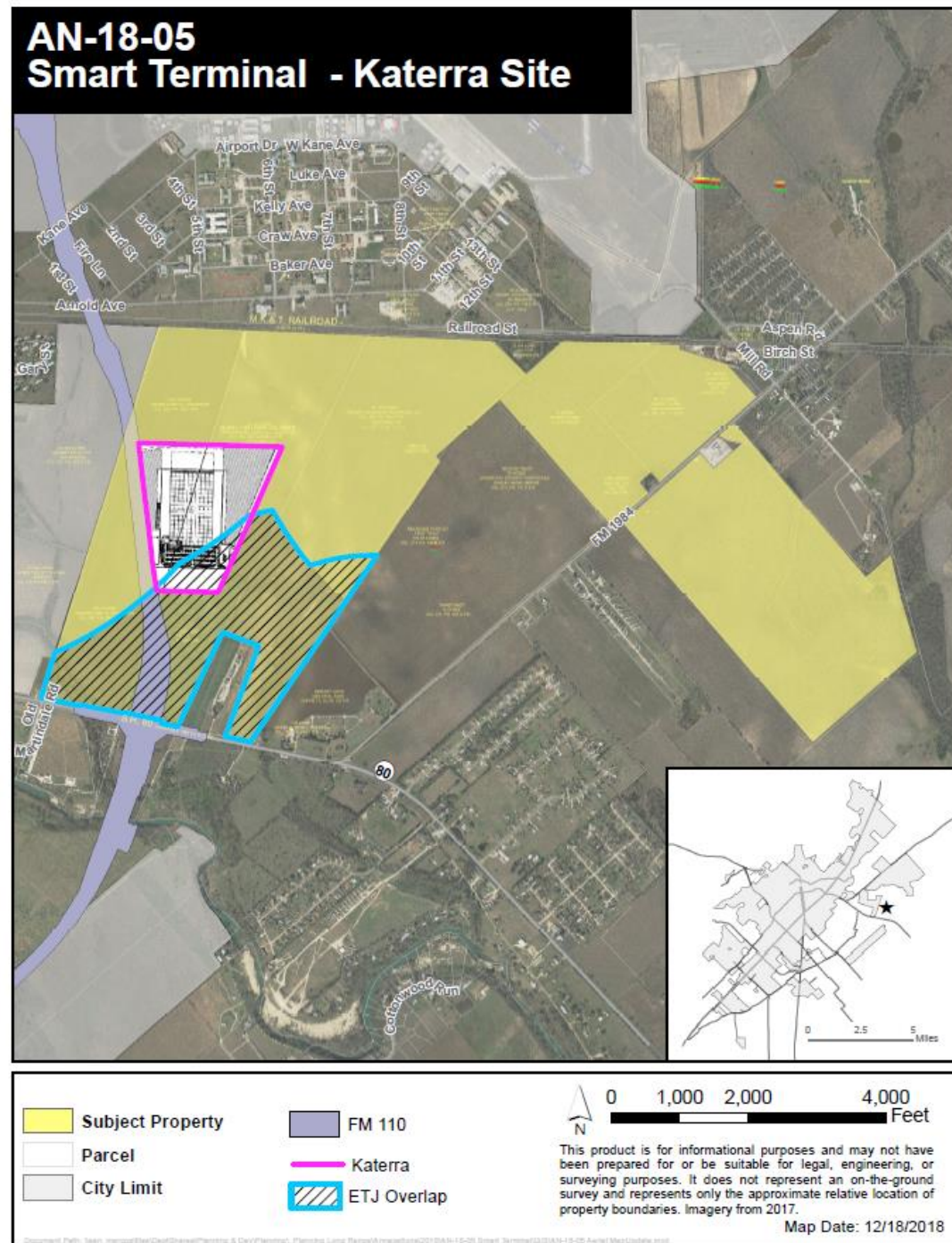


ZC-18-21(Smart Terminal)

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)

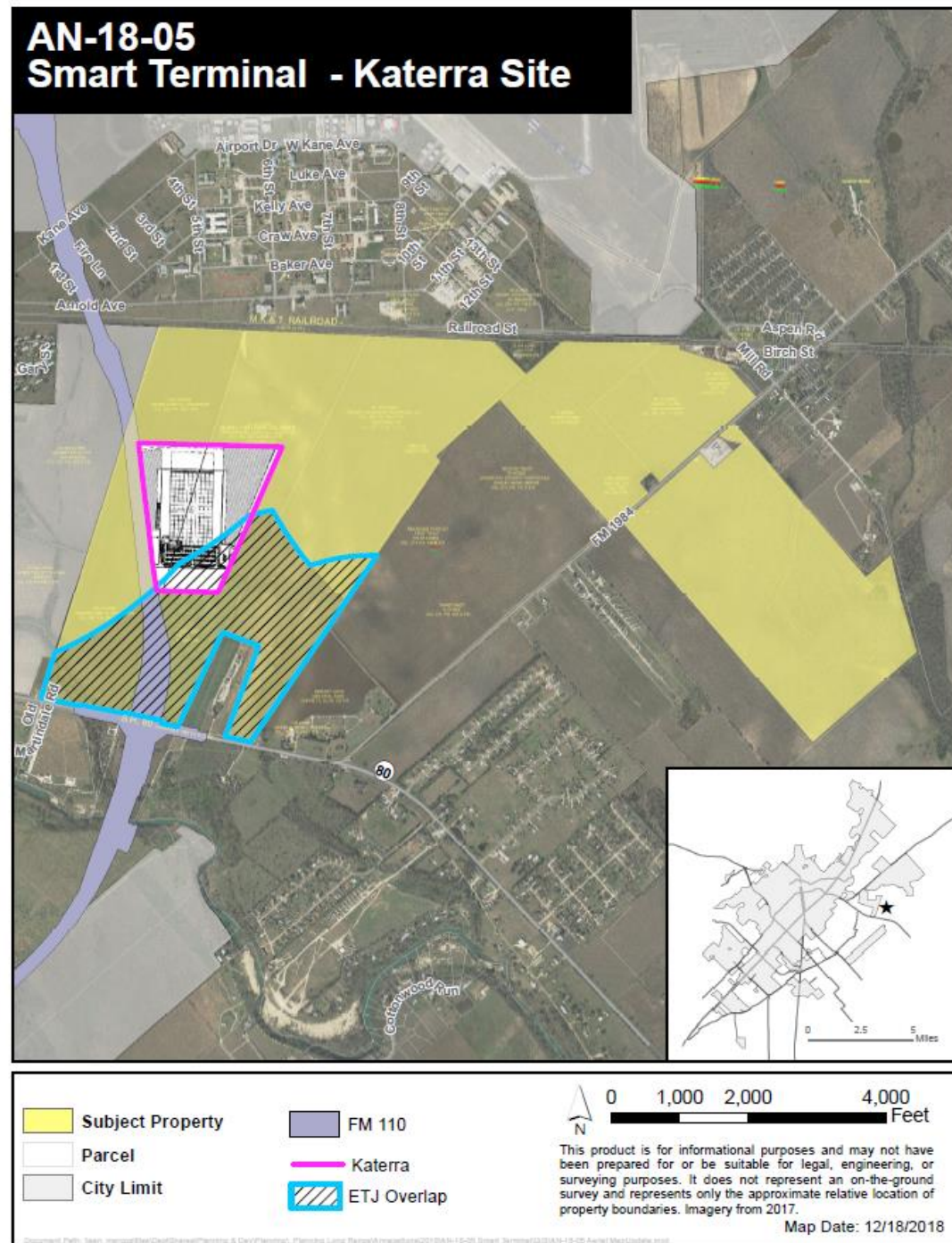
Location:

- 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

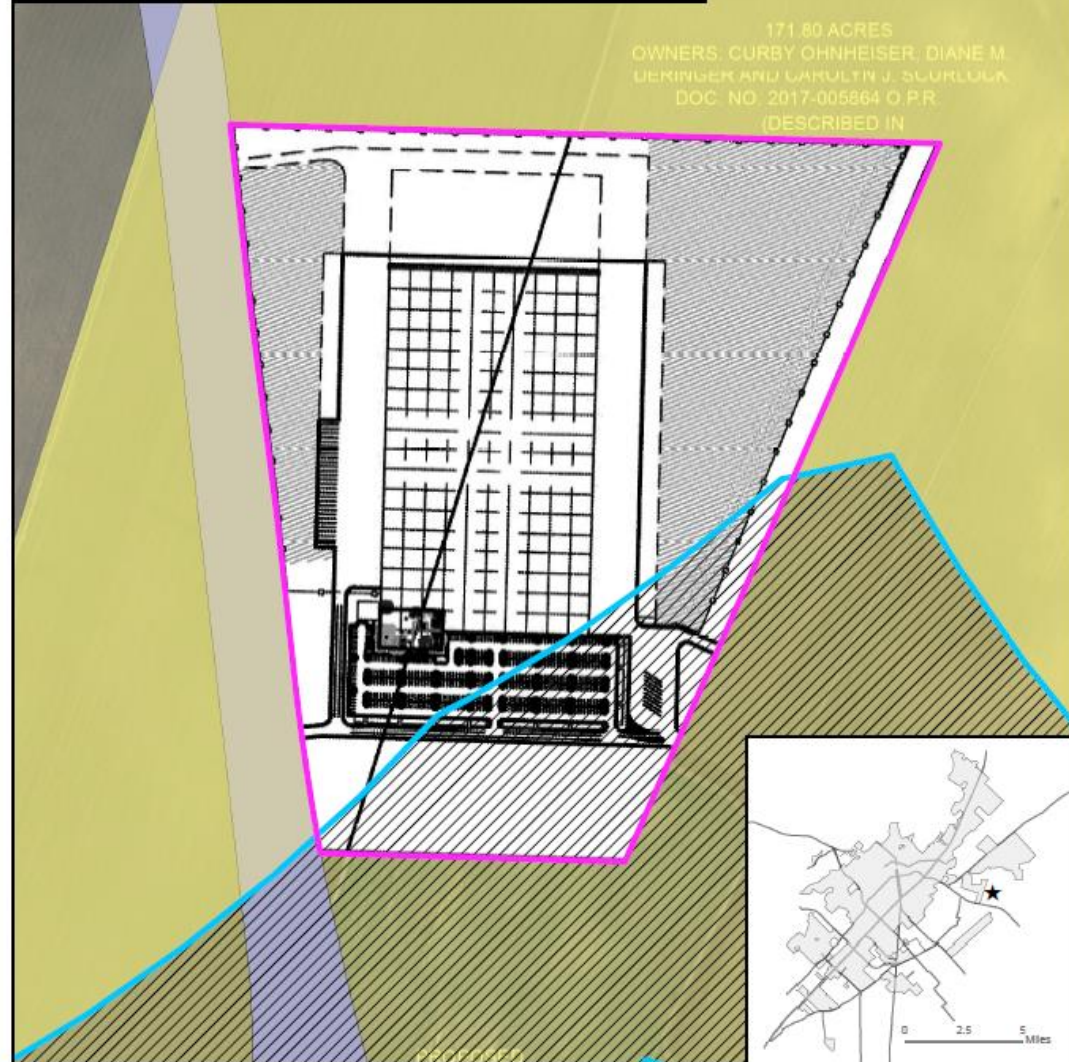
- **Existing Zoning:**
(Extraterritorial Jurisdiction) ETJ
- **Proposed Zoning:**
Heavy Industrial (HI)
- **Proposed Use:**
Rail Park



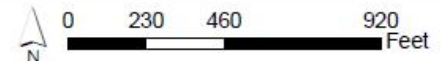
Map Date: 12/27/2018

Katerra Site

AN-18-05 Smart Terminal - Katerra Site



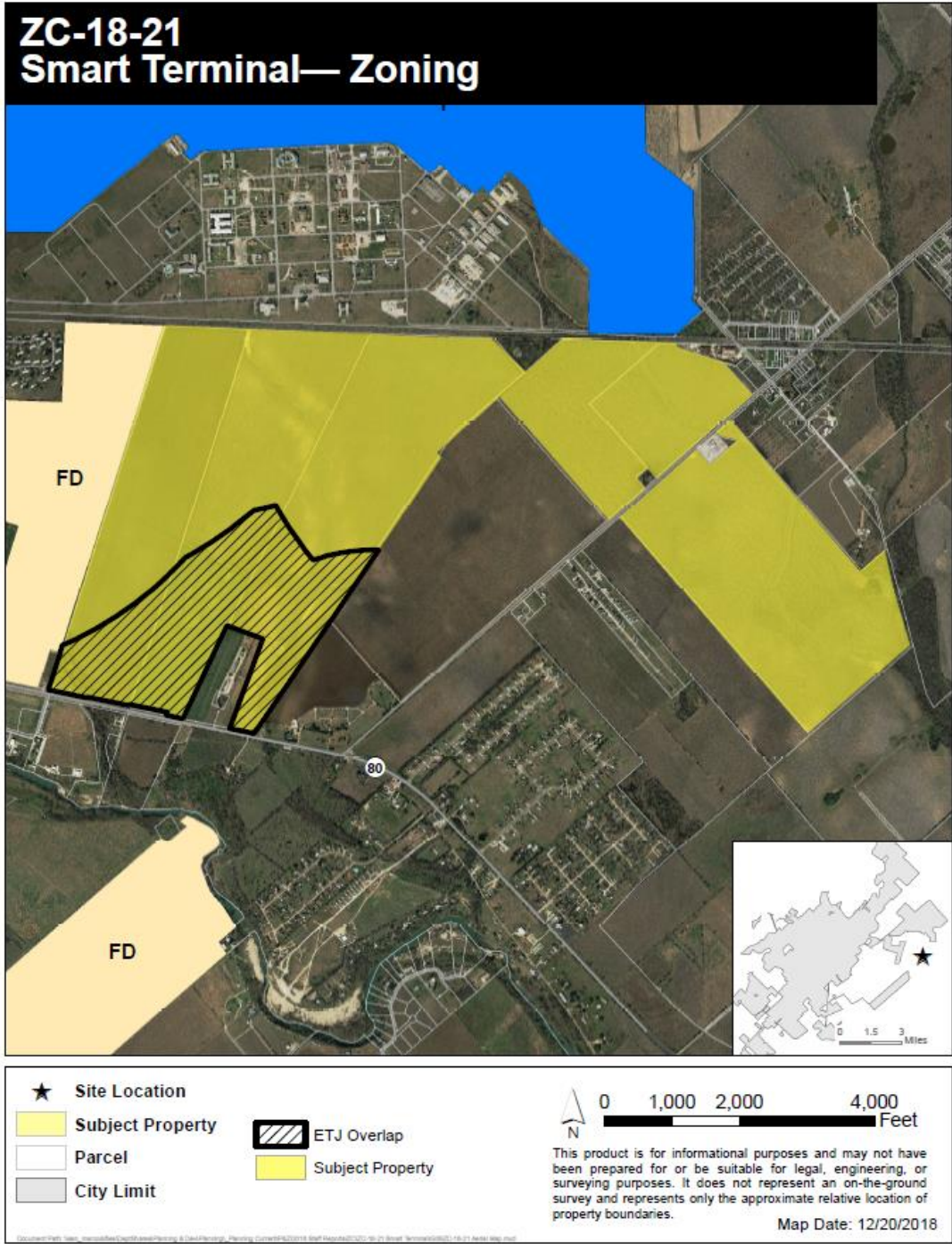
- Subject Property
- Parcel
- City Limit
- FM 110
- Katerra
- ETJ Overlap



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.

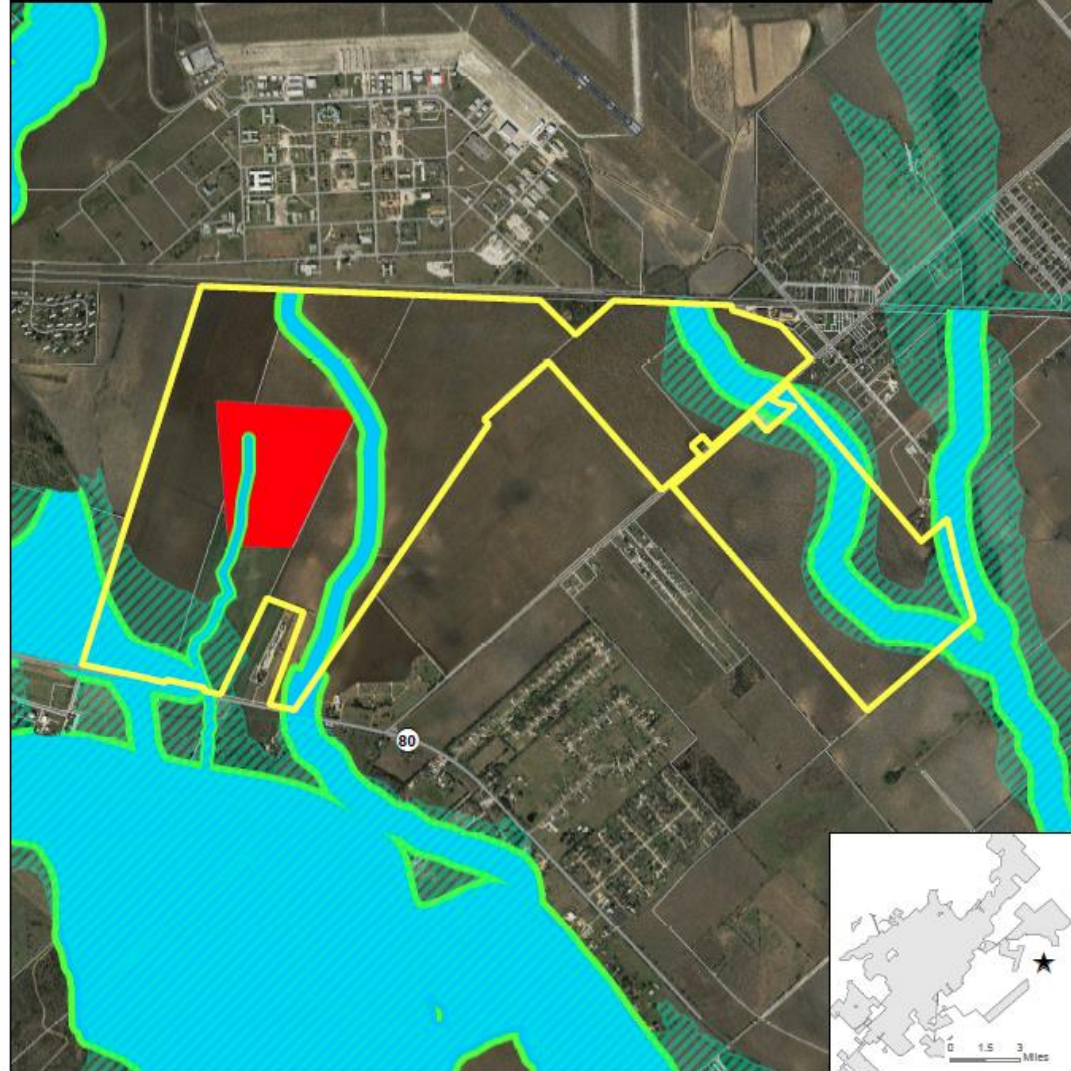
Map Date: 12/18/2018

Zoning Map



Floodplain & Water Quality

ZC-18-21 Smart Terminal— Floodplain



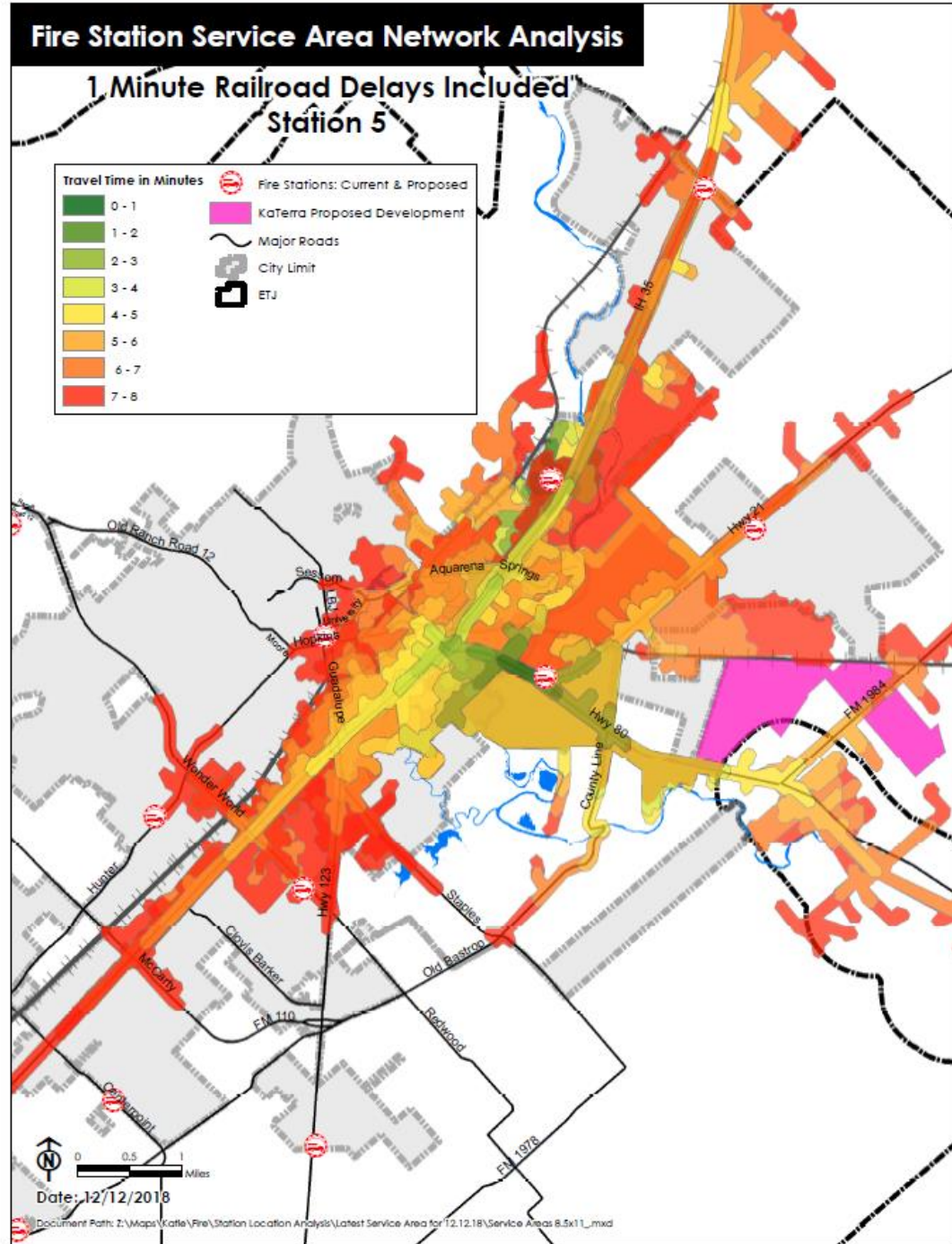
- ★ Site Location
- Subject Property
- Parcel
- City Limit
- 100 Year Flood
- Buffer Zone
- Water Quality Zone
- Kattera

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

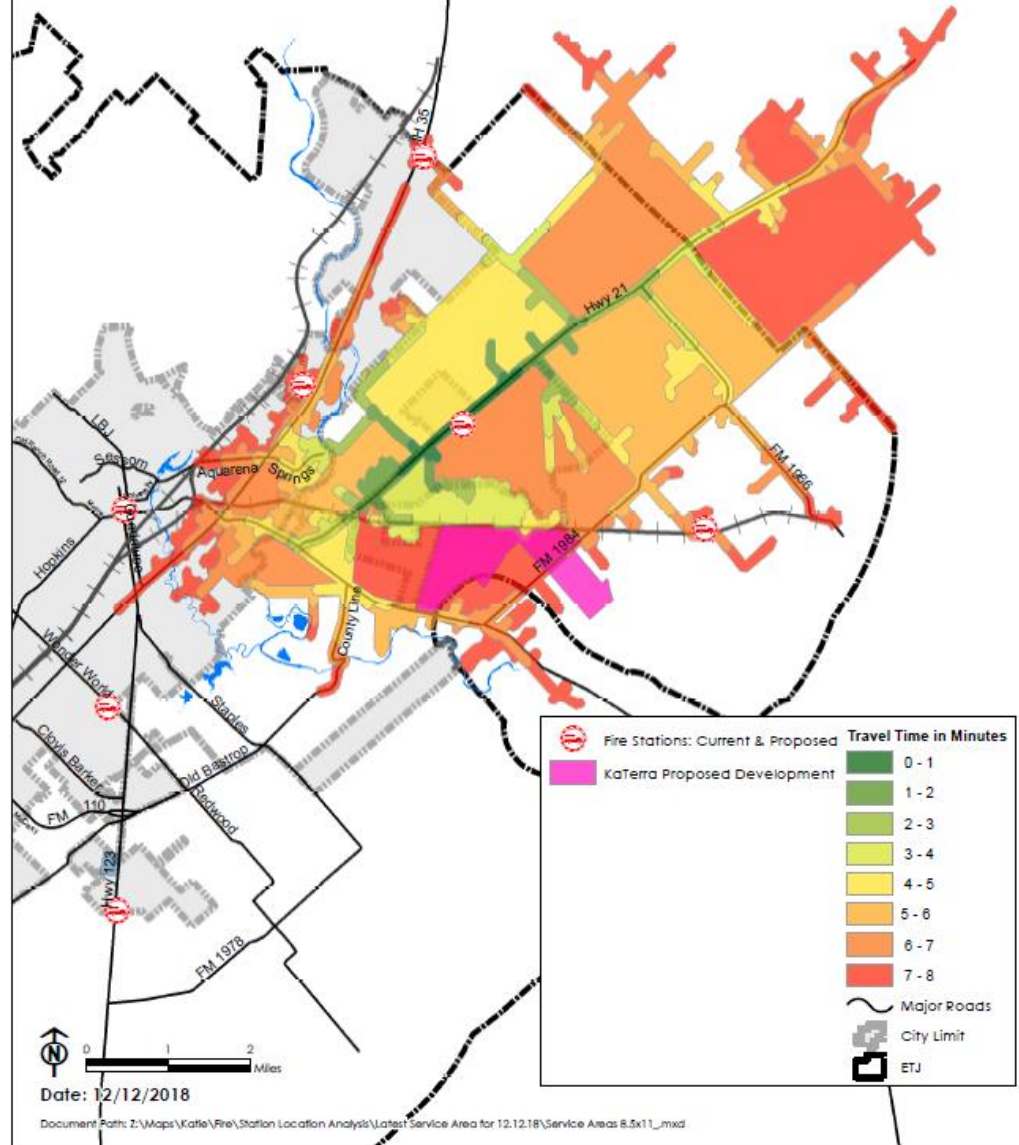




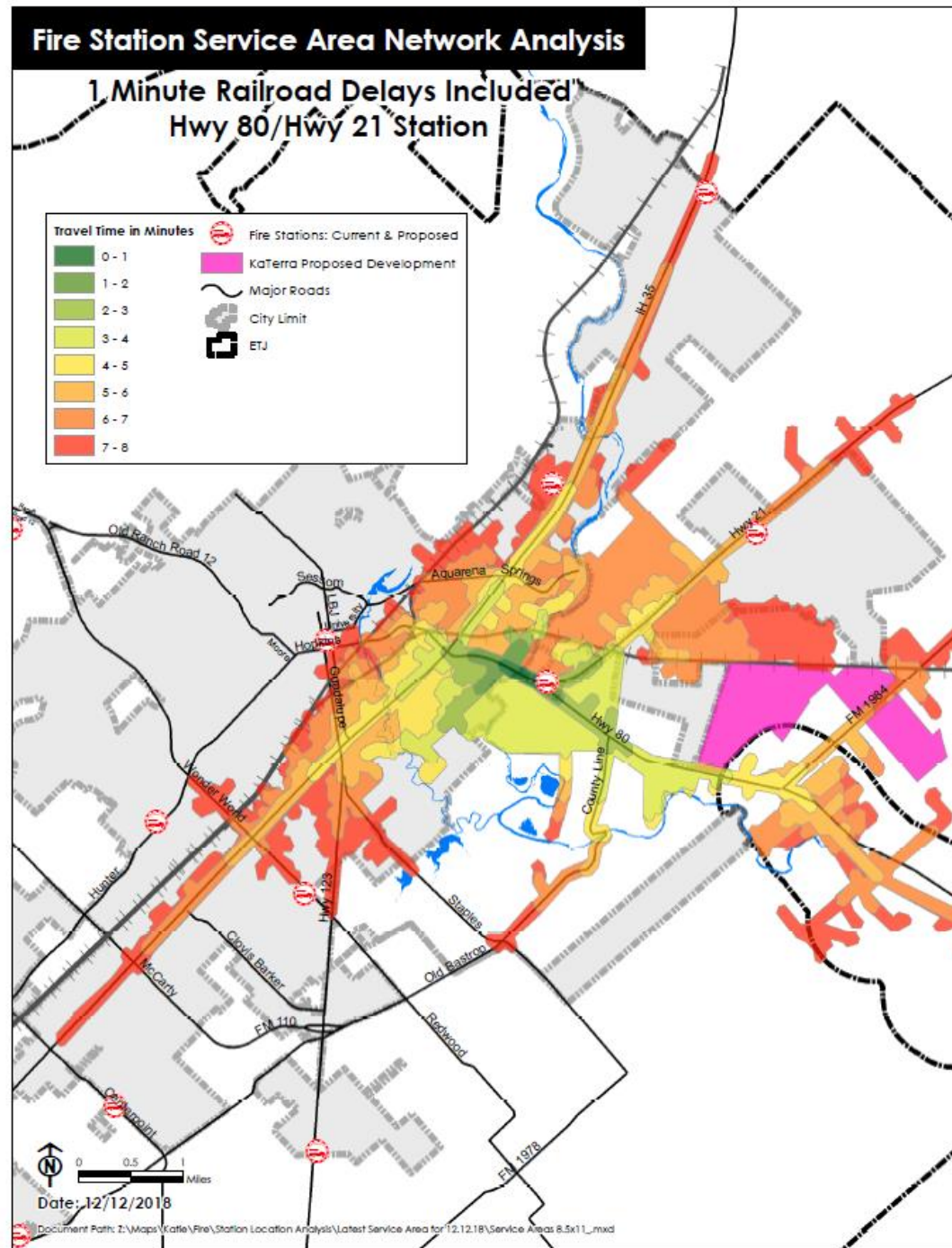
Fire Station Location Allocation Network

Fire Station Service Area Network Analysis

1 Minute Railroad Delays Included
Airport Station

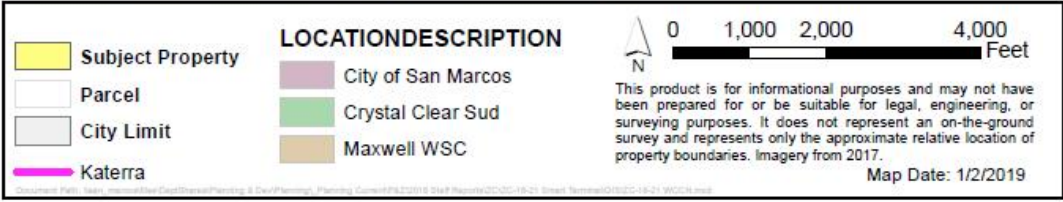
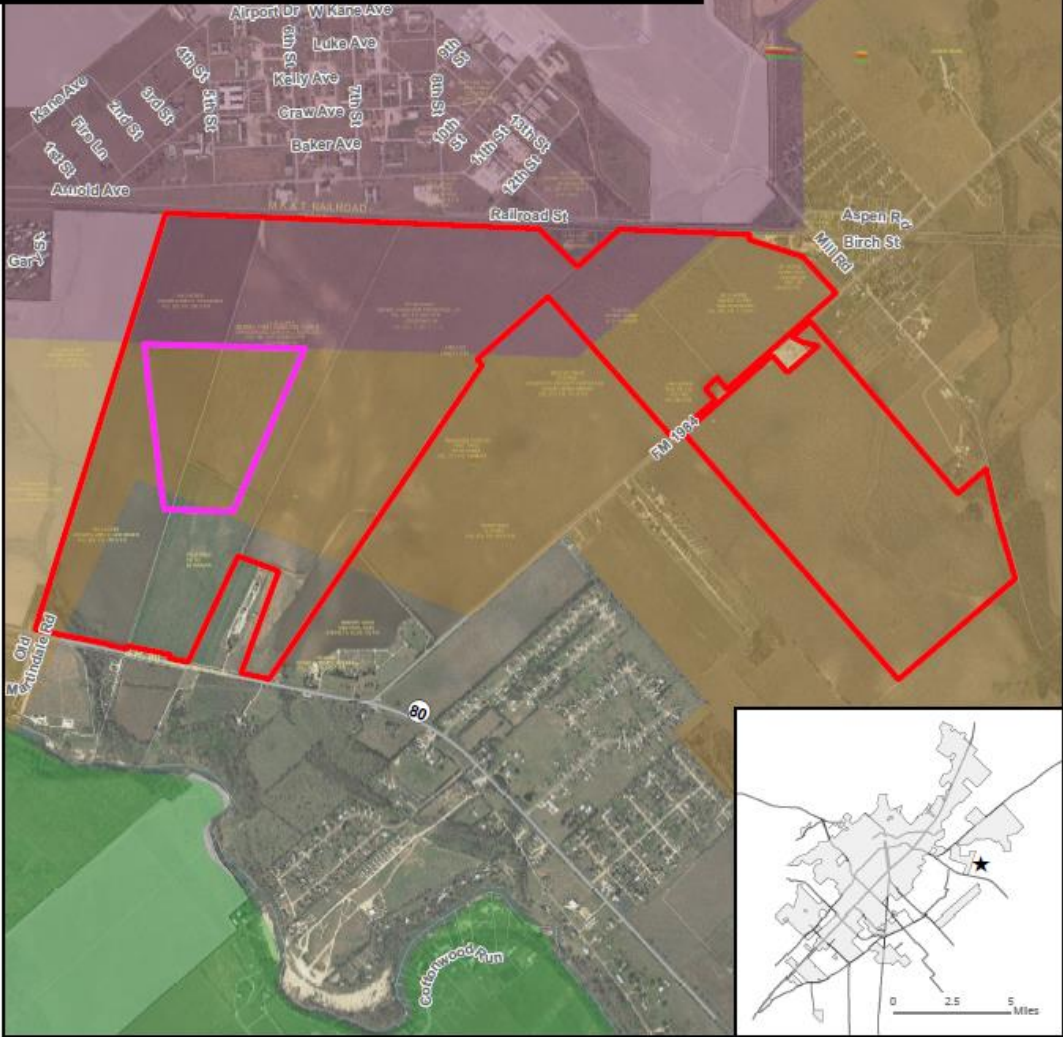


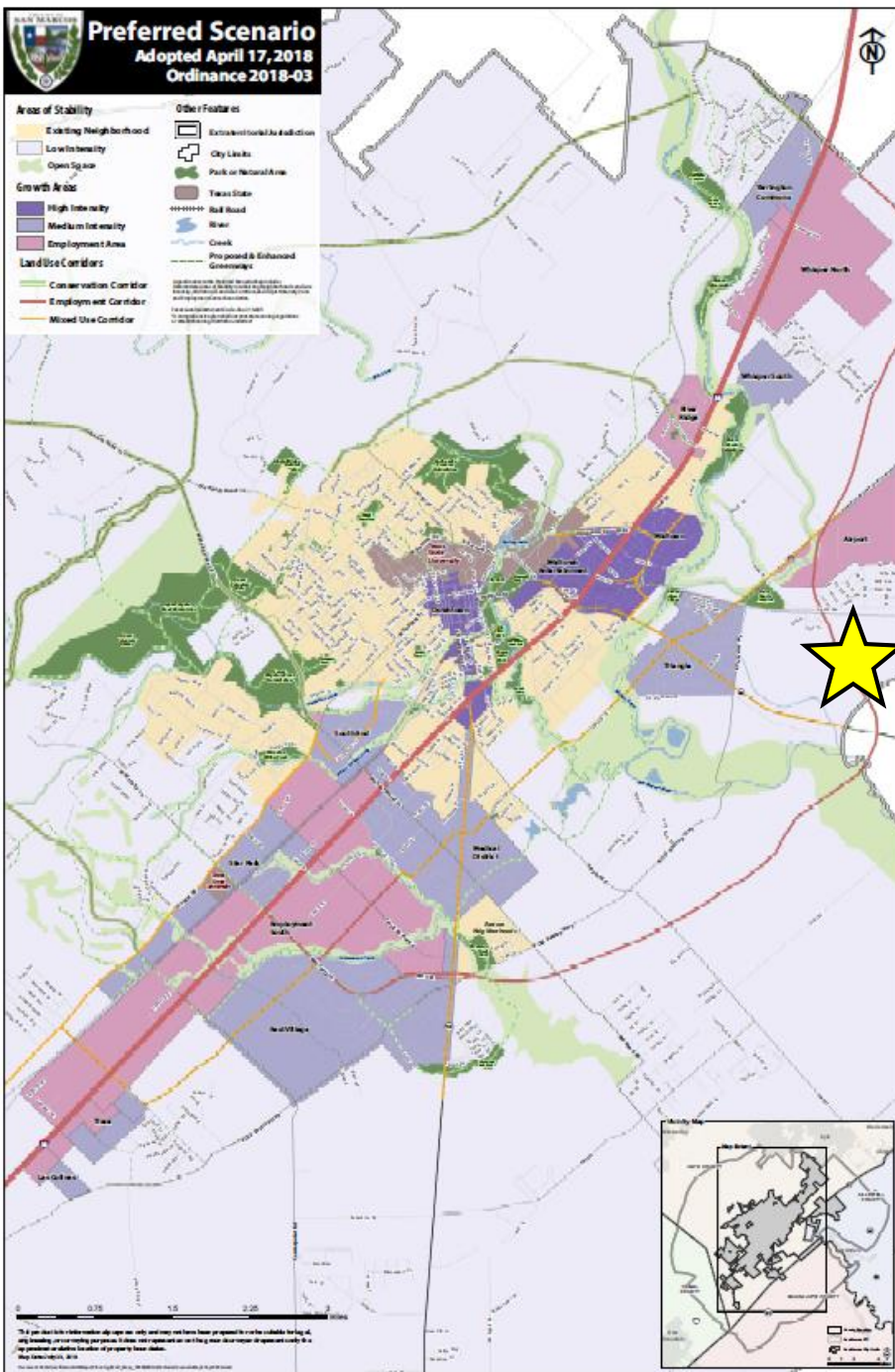
Fire Station Location Allocation Network



Water Service Areas

ZC-18-21
Water CCN
Smart Terminal





Comprehensive Plan Analysis

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

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

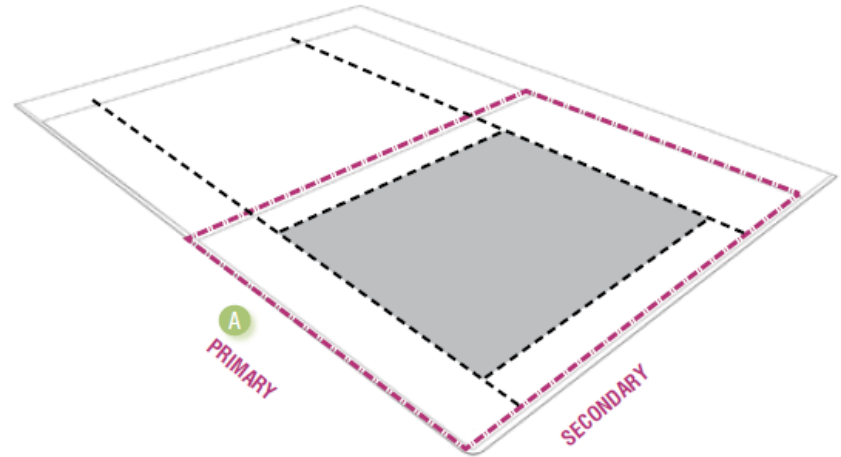
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character 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).