

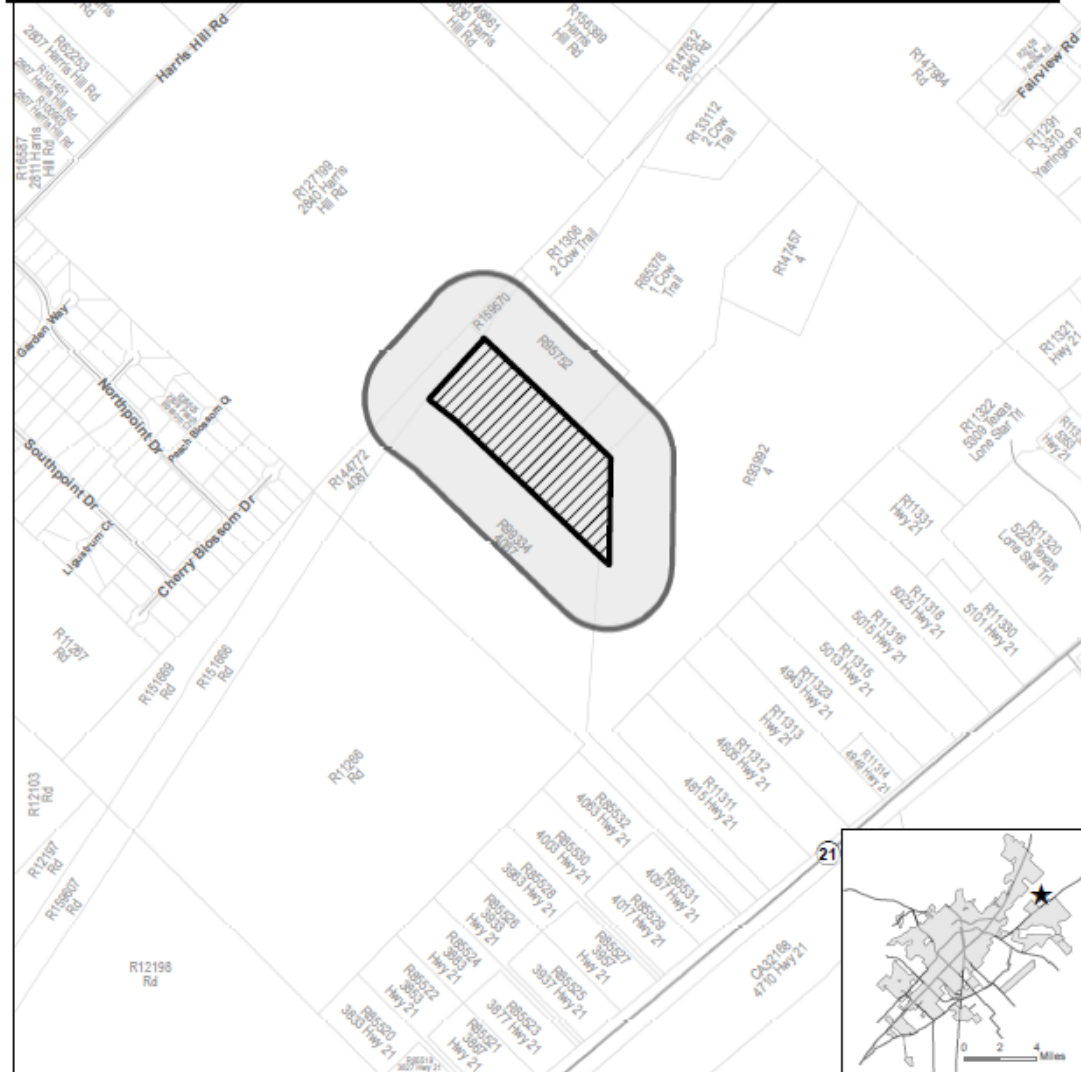
ZC-20-07 (Palace Way LI)

Hold a public hearing and consider a request by Jim Glasgow, on behalf of Palace Way Partners, LLC., for a zoning change from “FD” Future Development to “LI” Light Industrial, or such other less intense zoning district classification as the City Council may approve, for approximately 14.90 acres, more or less, out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 Hwy 21. (A. Villalobos)

Location:

- Approximately 14.90 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Single-family / rural (ETJ)
 - Agricultural
 - Harris Hill Race Track / proposed FM 110
- Located outside the City Limits (Extraterritorial Jurisdiction)

ZC-20-07 400' Notification Buffer Palace Way LI Zoning — 4087 Hwy 21



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



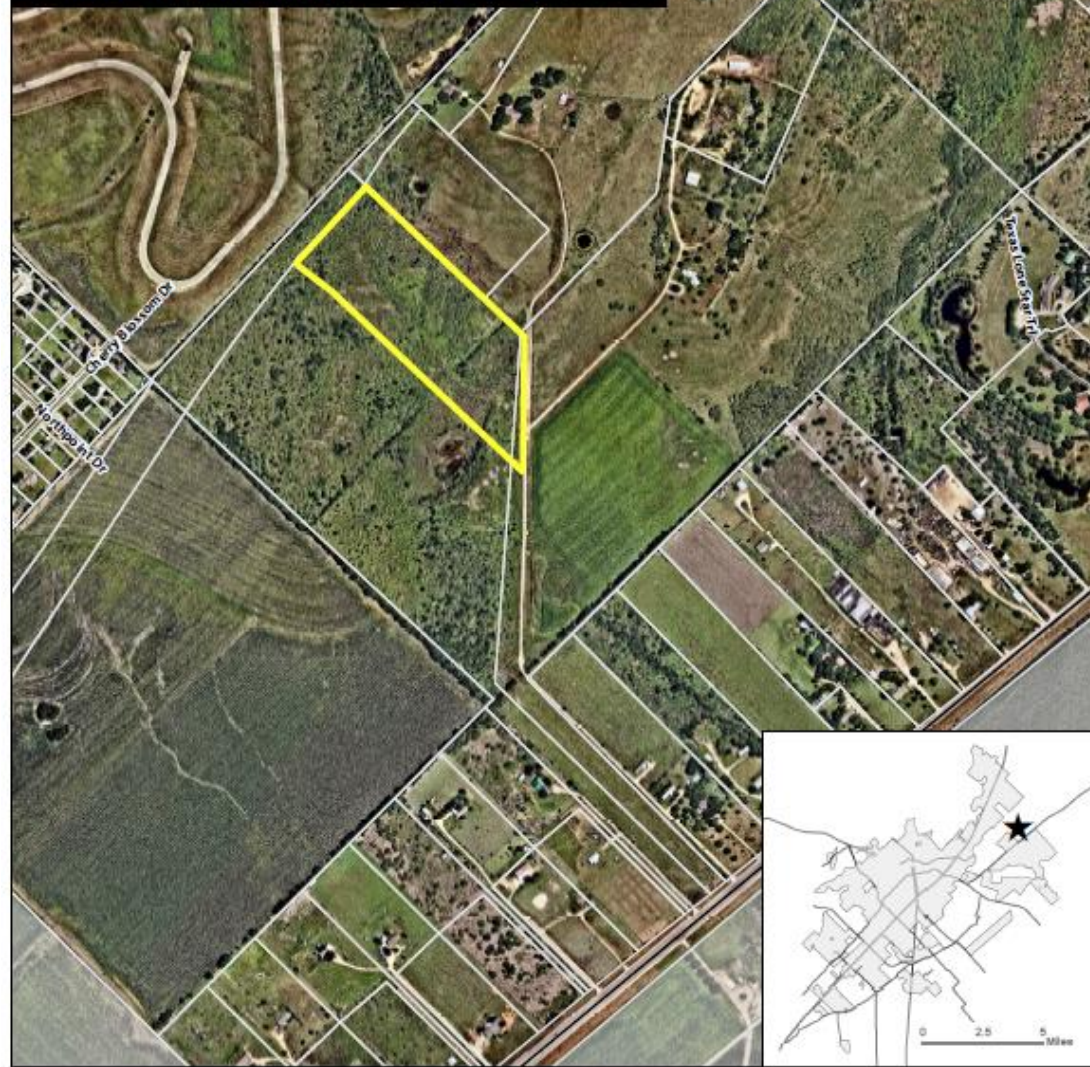
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Map Date: 4/7/2020

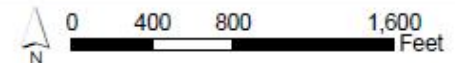
Context & History

- **Existing Zoning:** Outside City Limits (ETJ)
- **Proposed Zoning:** Light Industrial (LI)
- Proposed LI zoning allows for primarily industrial uses with some agricultural, public/institutional, and commercial uses
- Applicant is currently proposing a warehouse project.
- Annexation request is being processed concurrently for property located outside City Limits

ZC-20-07
Aerial View
Palace Way LI Zoning — 4087 Hwy 21



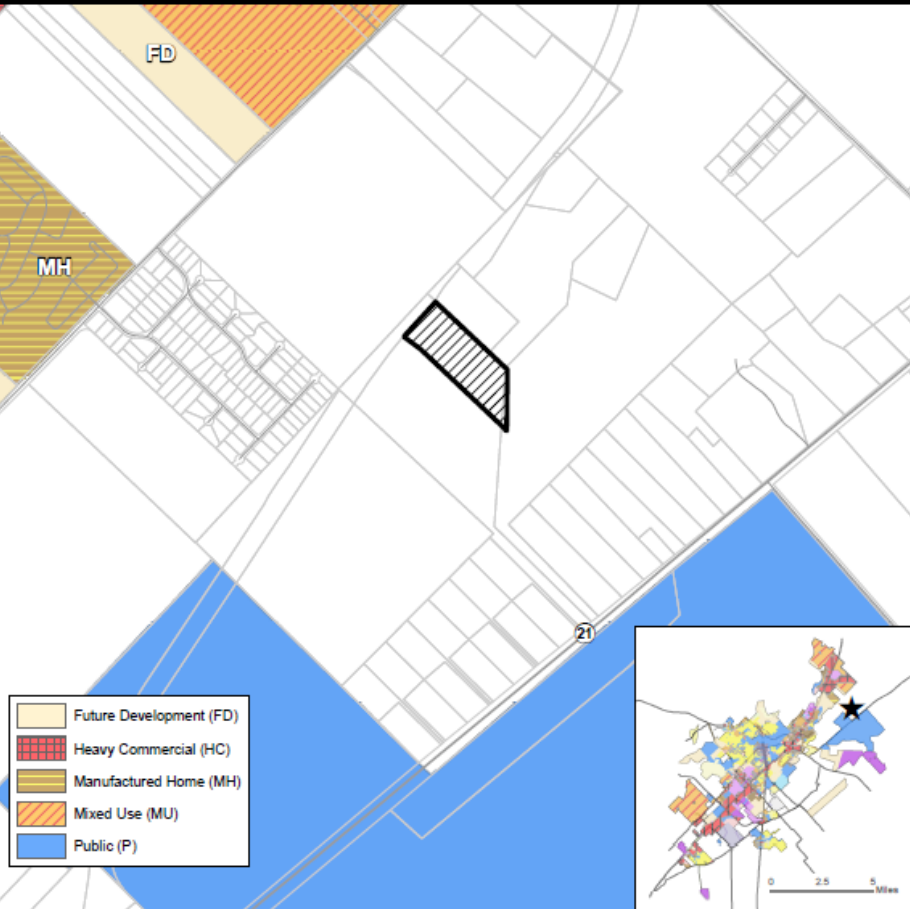
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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Map Date: 4/6/2020

ZC-20-07 Zoning Map Palace Way LI Zoning — 4087 Hwy 21



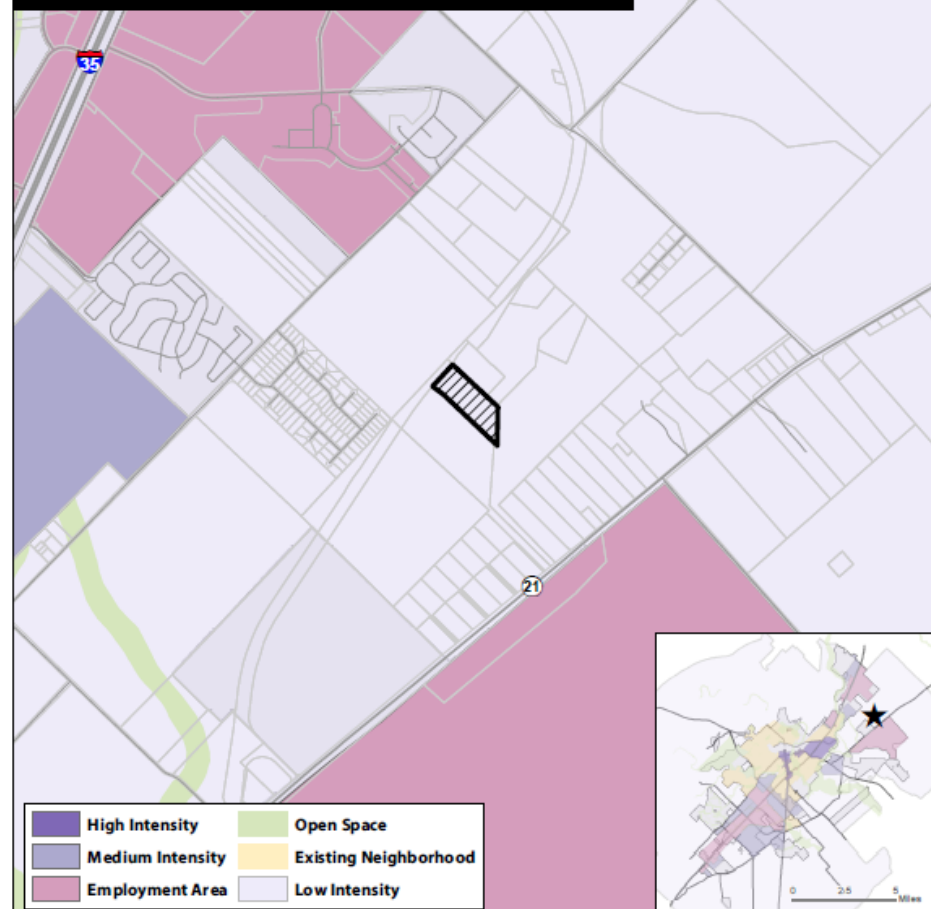
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 750 1,500 3,000 Feet

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Map Date: 4/6/2020

ZC-20-07 Preferred Scenario Palace Way LI Zoning — 4087 Hwy 21

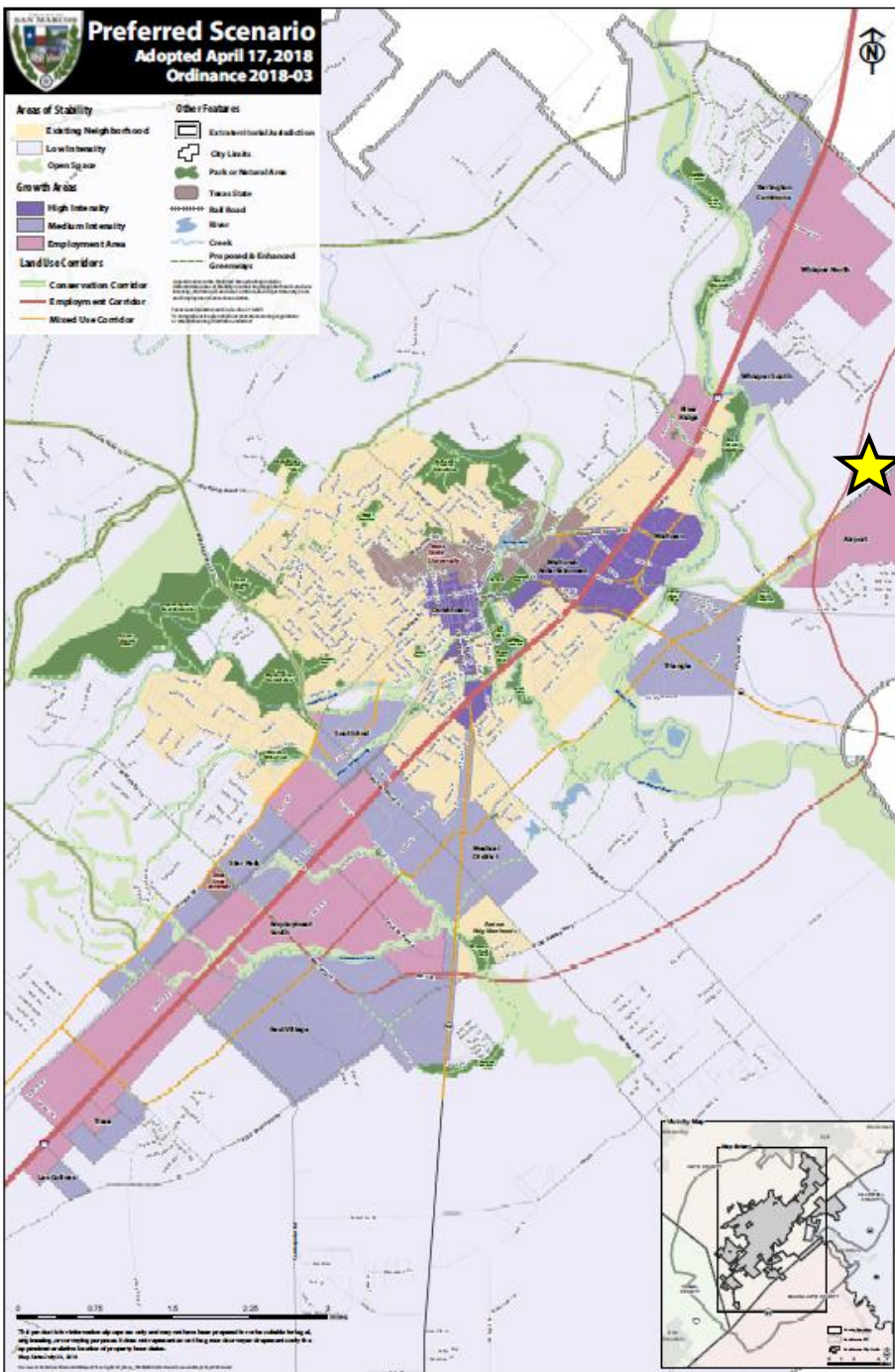


- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 1,200 2,400 4,800 Feet

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Map Date: 4/6/2020



Comprehensive Plan Analysis

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

Located in an Area of Stability – 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.”
(Comprehensive Plan, pg. 77)*

Comprehensive Plan Analysis

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

Applicant is requesting a “Special District” (Light Industrial zoning) within a Area of Stability – Low Intensity.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

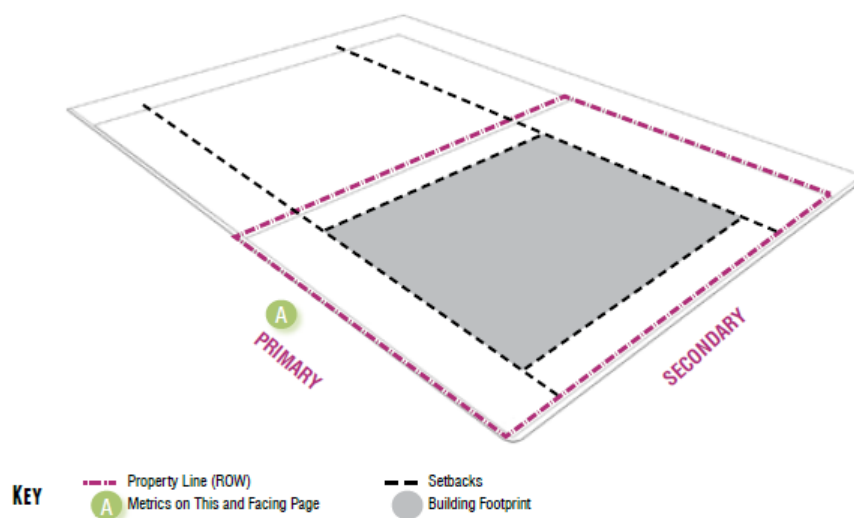
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character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

LI Zoning Analysis:

- LI zoning is intended to “accommodate manufacturing and light industrial uses in order to promote economic vitality, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively quiet manner, and should not be obnoxious to nearby residential or commercial areas.”
- **Allowable Building Types:** *General Commercial, Civic Building*
- Surrounding area is not comprised of industrial uses and is primarily single-family, rural, and agricultural uses along with an outdoor entertainment use at the Harris Hill Race Track.
- The city does not have zoning authority to regulate the use of surrounding property located outside the city limits.

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL



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 4.4.6.13
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.

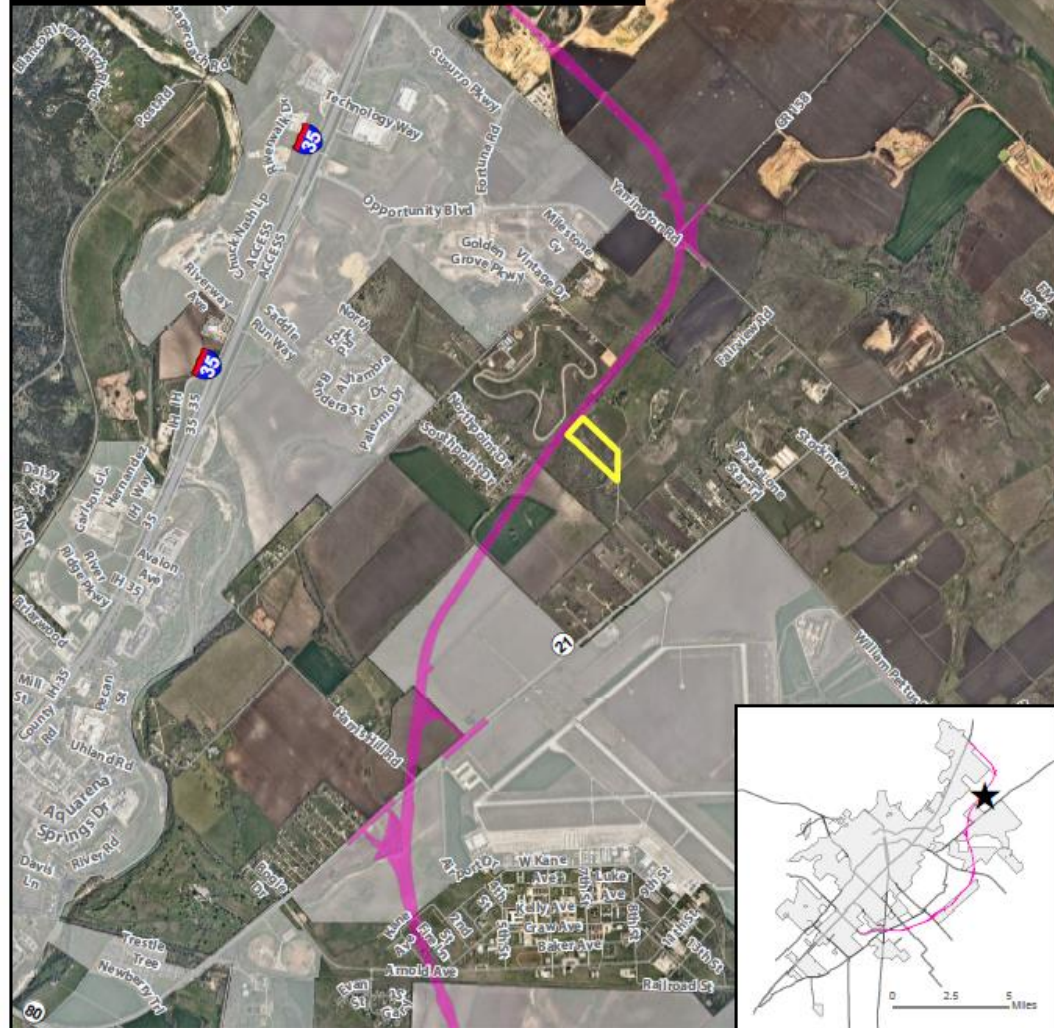
Proposed FM 110

- Hays County / San Marcos / TxDOT
- East loop includes two travel lanes with potential of four lanes
- **Funding:** Transportation Reinvestment Zones (TRZs) which captures a portion of the increased value of development along the alignment

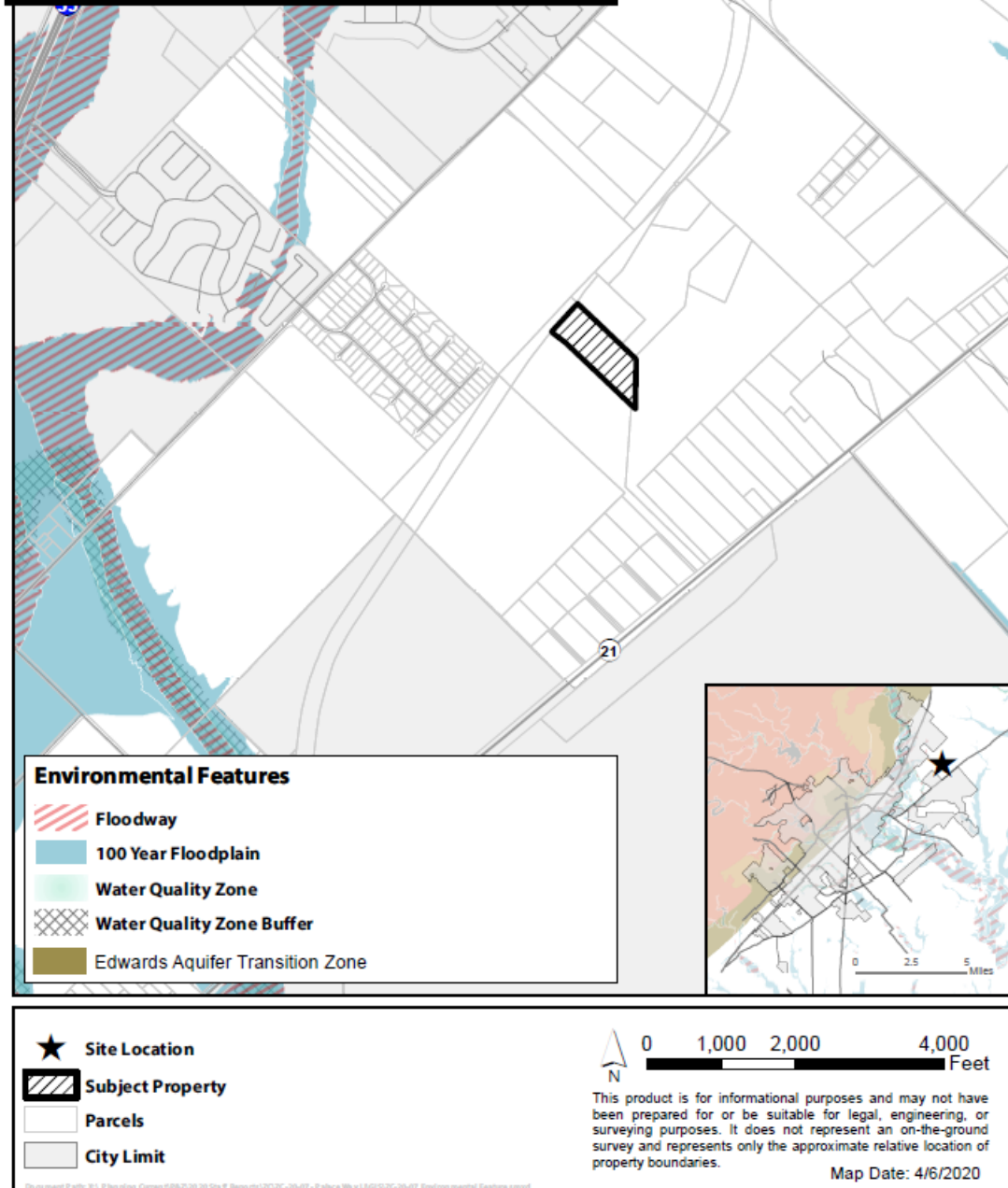
Preferred Scenario Employment Corridor

- **Employment Corridors:** “intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated.”
- FM 110 abuts the subject property and may attract a diversity of uses seeking access and development along the roadway.

ZC-20-07 FM 110 Location Palace Way LI Zoning — 4087 Hwy 21



- Located in a low to moderately constrained area on the Land Use Suitability map
- Not located in floodplain
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports



Additional Requirements

• Street Requirements

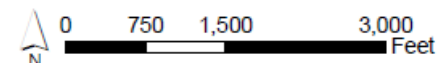
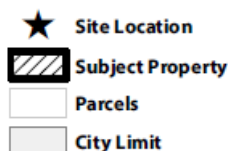
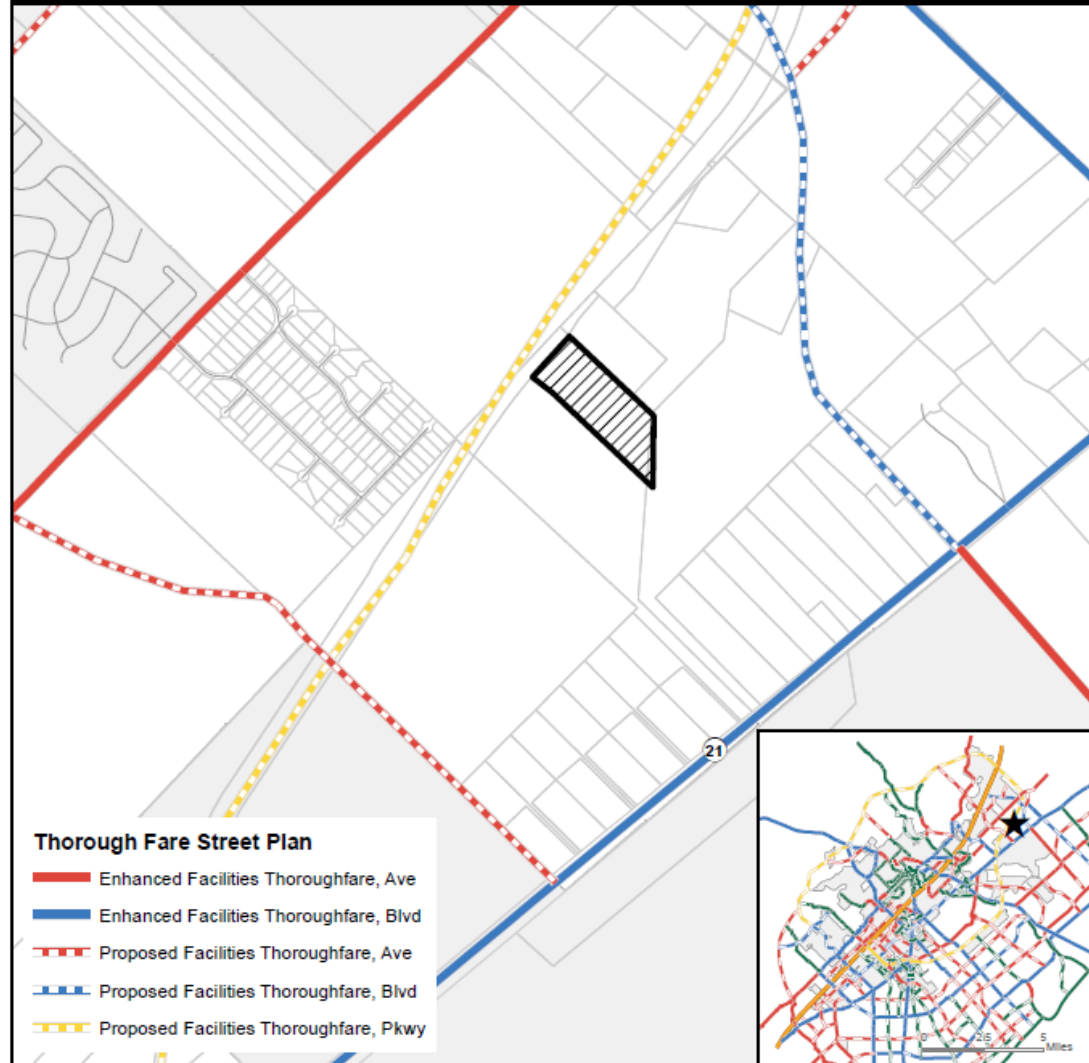
- Transportation Master Plan
- Block perimeter requirements (5,000 feet)
- Bike facility requirements
- Sidewalk connections
- Traffic Impact Analysis (TIA)

• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

• Utility Requirements

- Extension of water and wastewater facilities in accordance with City standards



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Map Date: 4/6/2020



CYTRAIL

PUBLIC NOTICE

40+ ACRE FARM HOUSE
AMAZING VIEWS / ROLLING HAY FIELDS
3 PONDS / GREAT TREES
512-656-5544 / 512-657-1731

Public Hearing Notice Case: ZC-20-07
FD LI
4/28/20
5/19/20

Public Hearing Notice Case: ZC-20-08
FDMH
4/28/20
5/19/20

Additional Analysis

- **Compatibility:** Light Industrial is not compatible with surrounding existing uses such as rural residential and agricultural land, however, the future FM 110 adjacent to the property will most likely attract a diverse array of uses.
- **Preferred Scenario:** “Light Industrial” is designated as “NP” Not Preferred within an “Area of Stability – Low Intensity” designation on the Preferred Scenario Map.
 - Alternatively, “Light Industrial” is to be “C” Considered in an Employment Area on the Preferred Scenario Map. While the subject property is not located in an “Employment Area”, it is located between two existing areas, Whisper development and the Municipal Airport.
- **FM 110:** The property is located along the proposed FM 110, which is designated as an “Employment Corridor” on the Preferred Scenario Map.
 - FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.

Staff Recommendation:

The Development Code states that a request for Light Industrial zoning in an Area of Stability – Low Intensity designation is “Not Preferred” and requires additional scrutiny as outlined in the staff report.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral recommendation** and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.

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. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
Uses	Primarily agricultural, residential, and public/institutional (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	Depends on use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (40 feet)	4 stories (62 feet)
Setbacks	50' minimum front; 20' min side; minimum rear setback is 20% of total lot depth	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
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