

Alternative Compliance**AC-20-05****Public Services****Block Perimeter****Summary**

Request:	An Alternative Compliance to the maximum block perimeter standards for Light Industrial zoning district, Section 3.6.1.1 of the San Marcos Development Code.		
Applicant:	Jerimi Henry 812 San Antonio St Ste. 300 Austin, TX 78701	Property Owner:	City of San Marcos 630 E Hopkins Street San Marcos TX, 78666
Alternative Compliance Expiration:	The Alternative Compliance shall not expire.		

Notification

Posted:	May 1, 2020	Personal:	May 1, 2020
Response:	None as of date of Staff Report		

Property Description

Legal Description:	Approximately 20.5 acres, more or less, out of the Cyrus Wickson Survey, Hays County		
Location:	Between FM-110 and Clovis Barker, near the intersection of FM-110 and Hwy 123		
Acreage:	20.5 +/-	Central Business Area:	No
Existing Zoning:	"LI" Light Industrial	Preferred Scenario:	Employment Area
Existing Use:	Vacant	Proposed Use:	Public Services facility
CONA Neighborhood:	Cottonwood Creek	Sector:	5
Utility Capacity:	Adequate		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	ETJ	Industrial	Employment Area
South of Property:	LI / ETJ	Vacant	Medium Intensity
East of Property:	LI	Juvenile Detention facility	Employment Area
West of Property:	LI/ETJ	Industrial / Vacant	Employment Area / Medium Intensity

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History

The applicant is requesting an Alternative Compliance to deviate from the maximum block perimeter standards that apply within the Light Industrial zoning district.

This property is intended to house the City of San Marcos Public Facilities Department, which will consist of offices, material storage, fleet vehicles, and vehicle maintenance facilities. The maximum block perimeter for Light Industrial zoning is 5,000 feet. If approved, this request would extend the potential block perimeter to approximately 7,400 feet, based on the Transportation Master Plan (TMP).

Additional Analysis

This property is currently undeveloped, and is adjacent to the Hays County Juvenile Detention Center, which is a secured correctional facility. Based on potential block perimeter measurements, in order to maintain the 5,000 lineal foot block perimeter, the applicant would be required to place a street adjacent to the detention center along the longest face of the lot. Currently, the detention center has frontage on two streets, Clovis Barker in the front and FM 110 in the rear. However, FM-110 is grade separated from the detention center.

Adding an additional road frontage adjacent to the detention center has the potential to hamper security measures associated with a secured correctional facility. The detainees at this facility are supposed to be confidential, as they are juveniles, a road in this location would potentially expose the identities of the detainees, as the exercise yard would be visible from the road at this location. Additionally, the Detention Center is concerned that a road in this area may encourage family members to camp out and wait for their relatives to come into the exercise yard. I have included a letter from the Hays County Juvenile Detention Facility in the backup.

Near the opposite boundary of this site, the TMP identifies a future road that will connect FM-110 to Clovis Barker. This would create a block perimeter of approximately 7,400 feet, which is 2,400 feet larger than the maximum block perimeter requirement. This road is not anticipated in the near future as it will require redevelopment of adjoining lots.

Comments from Other Departments

Police	No Concerns
Fire	No Concerns
Public Services	No Concerns
Engineering	No Concerns

Staff Recommendation

Approval as Submitted	<input checked="" type="checkbox"/>	Approval with Conditions	<input type="checkbox"/>	Denial
Staff recommends that the request be approved with the following conditions:				
General:				
1. This Alternative Compliance shall not expire.				
Staff: Will Parrish AICP, CNU-A	Title : Planner		Date: May 5, 2020	

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valuation			Criteria for Approval (2.8.4.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The request is consistent with the policies embodied in the adopted Comprehensive Plan; <i>This property is located within an Employment Area of the Comprehensive Plan. The request is generally consistent with the Comprehensive Plan.</i></p>
<u>X</u>			<p>The request is consistent with the general purpose, intent and character of the development regulations applicable to the property; <i>The request is consistent with the general purpose and character of the development regulations. The presence of a secured correctional facility adjacent to this property is a factor that the code could not anticipate.</i></p>
	<u>X</u>		<p>There are special circumstances or conditions arising from the physical surroundings, shape, topography or other features affecting the subject property; <i>While there are no physical conditions creating a special circumstance, the presence of a secured correctional facility is a special circumstance.</i></p>
<u>X</u>			<p>The request is detrimental to the public health, safety or welfare, or injurious to other property within the area; <i>The request is not detrimental to the public health, safety or welfare.</i></p>
<u>X</u>			<p>The request either:</p> <ul style="list-style-type: none"> a. Does not have an adverse impact upon adjacent property or neighborhoods, including but not limited to, parking, traffic, noise, odors, visual nuisances, and drainage; or <i>No adverse impacts are anticipated</i> b. Includes Improvements either on-site or within the public rights-of-way to mitigate any such adverse impacts.
<u>X</u>			<p>The request shall not have the effect of preventing the orderly use and enjoyment of other property within the area in accordance with the provisions of this Development Code, or adversely affect the rights of owners or residents of adjacent property or neighborhoods; <i>No adverse effects on surrounding properties or neighborhoods are noted.</i></p>
<u>X</u>			<p>The request shall not result in any incompatibility of the development to which it relates with, or the character and integrity of, adjacent property or neighborhoods; and <i>No incompatibles based on this request are anticipated.</i></p>
<u>X</u>			<p>The request meets the standards for the applicable zoning district, or to the extent deviations from such standards have been requested, that such deviations are necessary to render the subject development or Improvement compatible with adjacent development or the neighborhood. <i>The request would extend the maximum block perimeter by approximately 2,400 feet, which is less than half of the 5,000 foot maximum.</i></p>

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Evaluation			Maximum Block Length Alternative Compliance Findings (Section 3.6.5.1)
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p>The approved alternate meets the intent of Section 3.6.1.1</p> <p>A. The intent of the maximum block perimeter and connectivity regulations is to provide a well-connected street network. <i>The request does modify the block perimeter and connectivity regulations. However, staff feels that it is appropriate in this case due to the security concerns associated with the adjacency to a secured correctional facility.</i></p> <p>B. Large blocks with limited connectivity discourages walking, contributes to street congestion and adds driving distance that can negatively impact emergency services. <i>The Transportation Master Plan has planned for connectivity from FM-110 to Clovis Barker near this site, so there will still be a connection in close proximity.</i></p> <p>C. New streets should be designed to consider future development. <i>The request is to waive a new street.</i></p> <p>D. The access regulations are intended to provide safe and convenient vehicular and pedestrian access within developments and between adjacent developments to lessen traffic congestion. Pedestrian, bike, and vehicular access should be safe, direct and convenient. <i>If approved, the applicant's request will reduce connectivity. However, due to the proximity to the secured correctional facility Staff feels that this reduction in connectivity is appropriate. The applicant will be installing a shared use path along FM-110 as well as sidewalks along Clovis Barker.</i></p>
<u>X</u>			<p>The approved alternate conforms with the Comprehensive Plan and adopted City plans; <i>This request conforms with the Comprehensive Plan and adopted City plans.</i></p>
		<u>X</u>	<p>The approved alternate does not increase congestion or compromise safety; <i>This request may have an impact on congestion, as it removes a connection point from FM-110 that could provide relief from congestion at FM-110 and Hwy 123. However, if constructed, the potential connection could compromise safety at the Hays County Juvenile Detention Facility.</i></p>
<u>X</u>			<p>The approved adjustment does not create any lots without direct street frontage; <i>All lots will have direct street frontage.</i></p>

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Evaluation			Maximum Block Length Alternative Compliance Findings (Section 3.6.5.1)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The design adjustment is deemed reasonable due to one or more of the following:</p> <ul style="list-style-type: none"> a. Topographic changes are too steep; b. The presence of existing buildings, stream and other natural features; c. Site layout of developed properties d. Adjoining uses or the vehicles are incompatible; e. Strict compliance would propose a safety hazard; or f. The design adjustment does not conflict with an approved or built roadway construction project adjacent to or in the vicinity of the site. <p><i>Staff believes that the request is reasonable due to the adjacent Hays County Juvenile Detention Facility.</i></p>