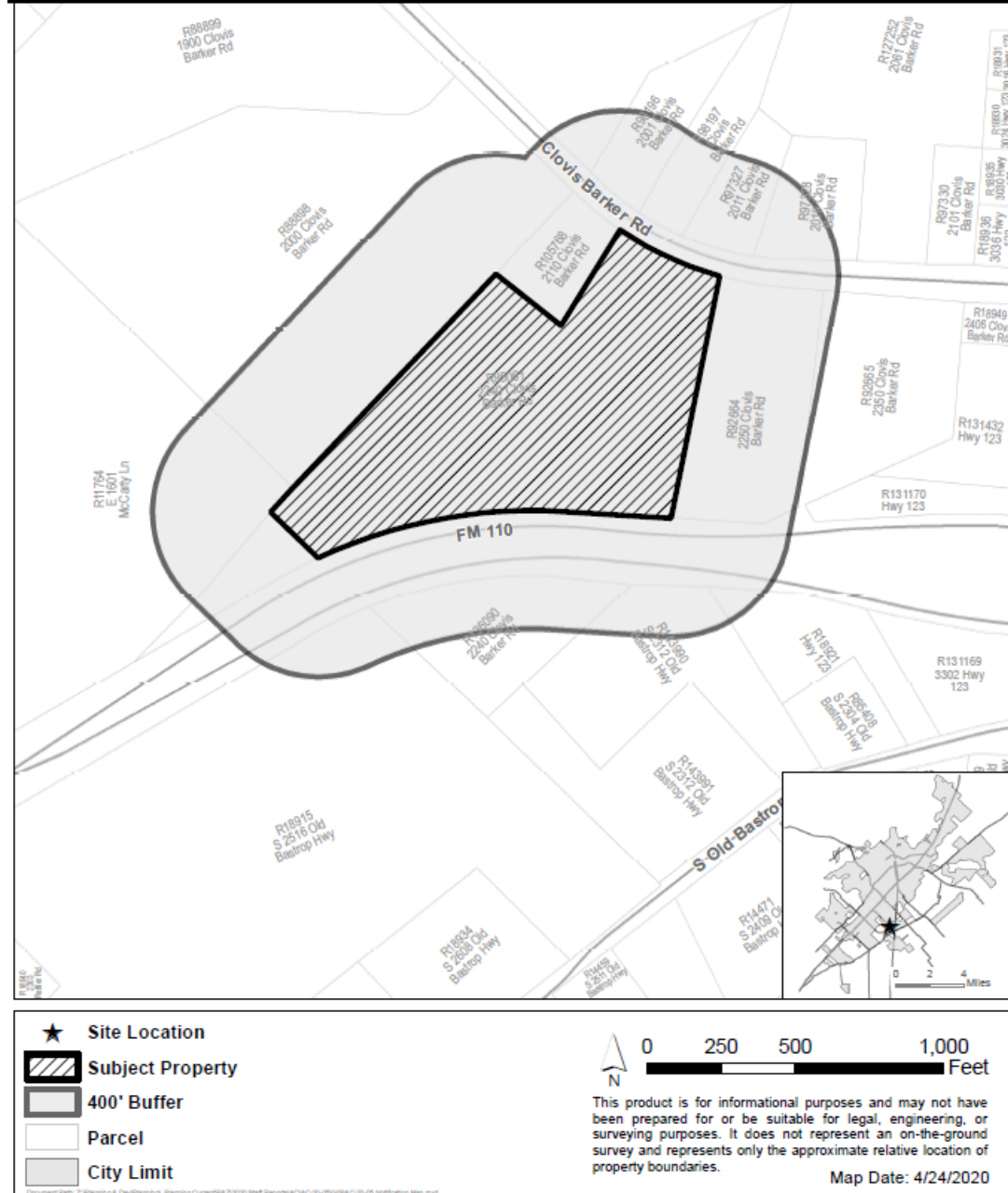


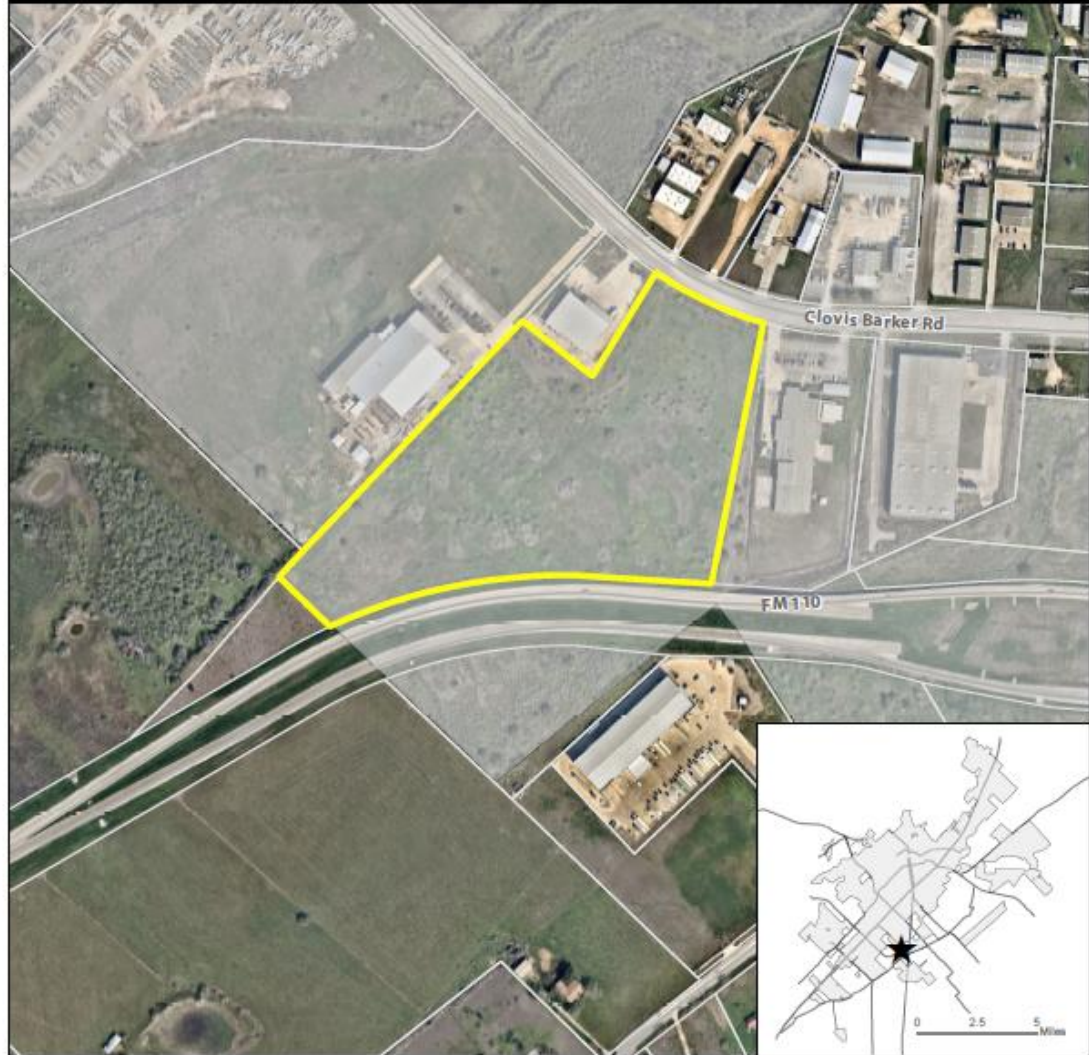
AC-20-05 (Maximum Block Perimeter)

AC-20-05 (Maximum Block Perimeter) Hold a Public Hearing and consider a request from Jermi Henry for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.6.1 of the San Marcos Development Code related to the proposed City of San Marcos Public Services Facility near the intersection of FM 110 and Hwy 123, Hays County, Texas. (W. Parrish)

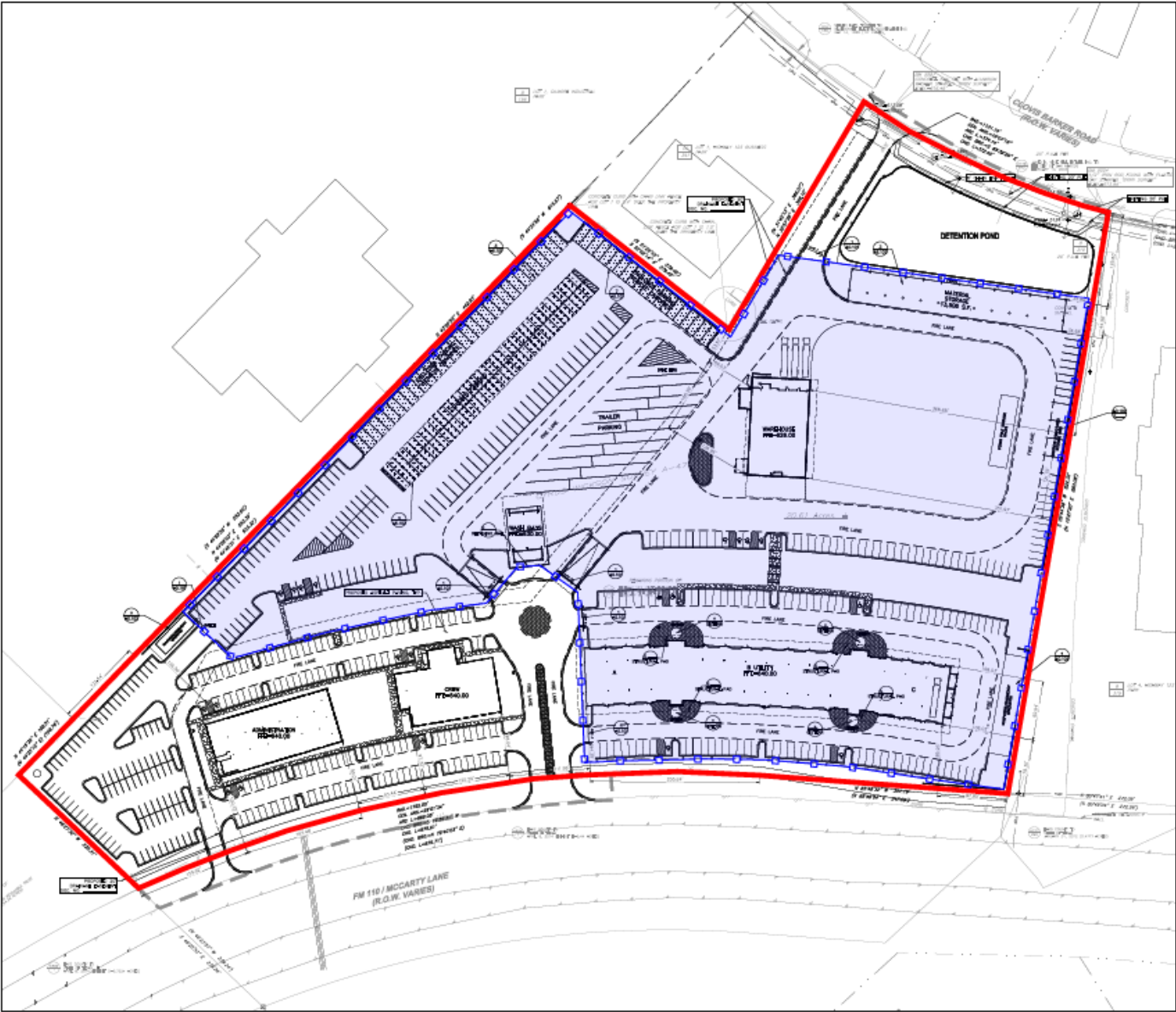



Context & History

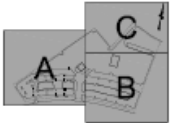
- **Alternative Compliance:**
Maximum Block Perimeter
- The maximum block perimeter for LI zoning is 5,000 linear feet.
- The applicant is requesting to waive this requirement.
- Approval would result in a block perimeter of approximately 7,400 lineal feet.



Site Plan




1" = 30'



LAWRENCE GROUP	
DATE: 08/15/2018	BY: J. L. L. L.
PROJECT: CITY OF SAN MARCOS PUBLIC SERVICES COMPLEX	
REVISIONS:	
NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR AS-BUILT
4	ISSUED FOR FINAL
5	ISSUED FOR ARCHIVE
6	ISSUED FOR CLOSURE
7	ISSUED FOR DECOMMISSION
8	ISSUED FOR REMEDIATION
9	ISSUED FOR RESTORATION
10	ISSUED FOR REUSE
11	ISSUED FOR RECYCLING
12	ISSUED FOR REPAIR
13	ISSUED FOR REPLACEMENT
14	ISSUED FOR RECONSTRUCTION
15	ISSUED FOR REDEMPTION
16	ISSUED FOR REDEMPTION
17	ISSUED FOR REDEMPTION
18	ISSUED FOR REDEMPTION
19	ISSUED FOR REDEMPTION
20	ISSUED FOR REDEMPTION

SECURED AREA
FENCE PERIMETER

PROPERTY
BOUNDARY

SITE DEVELOPMENT
PERMIT SUBMITTAL
CITY OF SAN MARCOS
PUBLIC SERVICES COMPLEX

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08/15/2018
2	ISSUED FOR CONSTRUCTION	
3	ISSUED FOR AS-BUILT	
4	ISSUED FOR FINAL	
5	ISSUED FOR ARCHIVE	
6	ISSUED FOR CLOSURE	
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13	ISSUED FOR REPLACEMENT	
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15	ISSUED FOR REDEMPTION	
16	ISSUED FOR REDEMPTION	
17	ISSUED FOR REDEMPTION	
18	ISSUED FOR REDEMPTION	
19	ISSUED FOR REDEMPTION	
20	ISSUED FOR REDEMPTION	

SITE PLAN EXHIBIT

00.200

Alternative Compliance Request

Section 4.4.3.4 Maximum Lot Width

Code Requirement: Light Industrial Zoning Districts have a 5000 block perimeter.

Applicant Request: Applicant is requesting to waive the maximum block perimeter standard.

TABLE 3.1 BLOCK PERIMETERS

ZONING DISTRICT	BLOCK PERIMETER (MAX)	DEAD-END STREET (MAX)
FD, CD-1, CD-2	N/A	500 Ft.
SF-6, ND-3, SF-R, SF-4.5	3,000 Ft.	300 Ft.
ND-3.5, ND-4, CD-3	2,800 Ft.	250 Ft.
CD-4	2,400 Ft.	200 Ft.
CD-5, CD-5D	2000 Ft.	NOT ALLOWED
EC, HC, HI, LI	5,000 Ft.	400 Ft.
LEGACY DISTRICTS AND ETJ	3,000 Ft.	300 Ft.

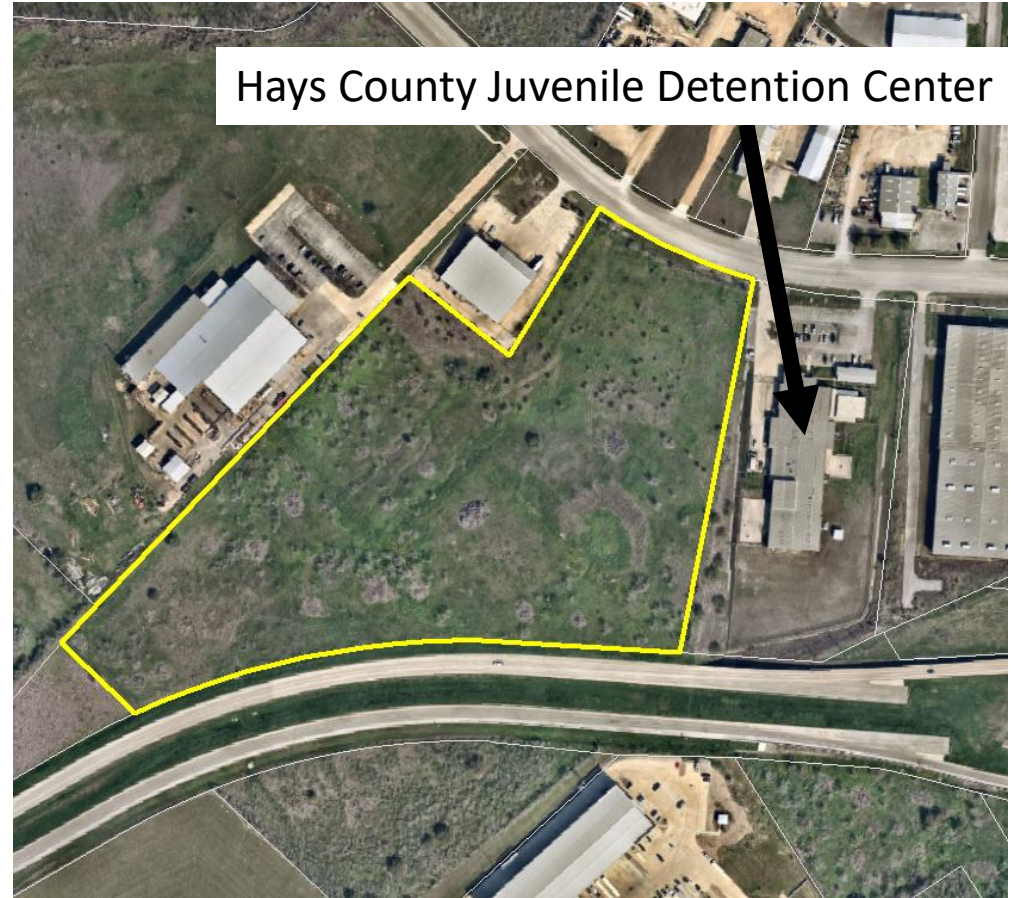
Analysis

Purpose of the Maximum Block Length

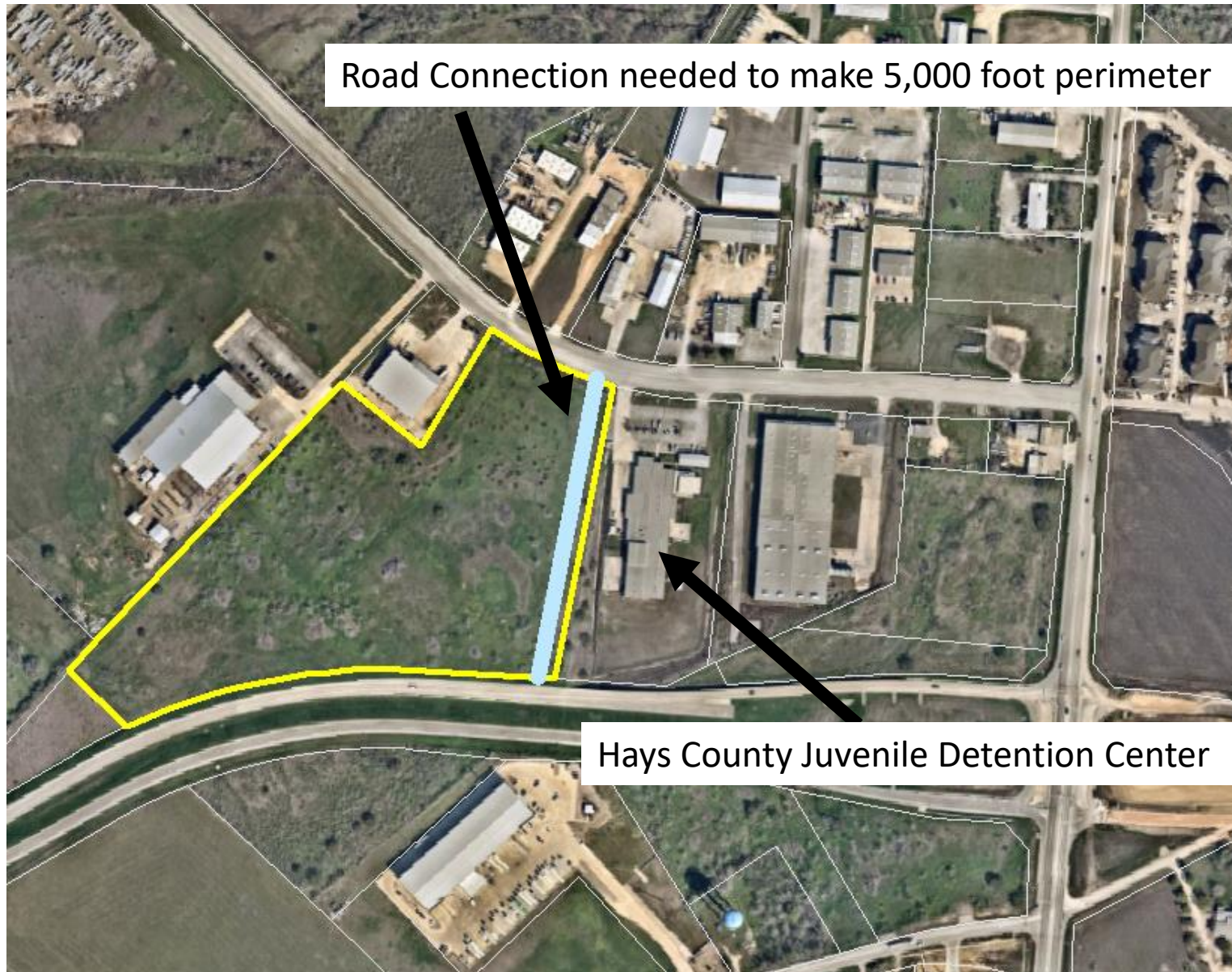
- Ensures connectivity.
- Reduces congestion.
- Reduces driving distance, which can increase response times for emergency services.

Proximity to Hays County Juvenile Detention Facility

- Secure detention facility
- 5,000 foot block perimeter would place roadway adjacent to longest side of the facility
- Potential to impact security of facility.

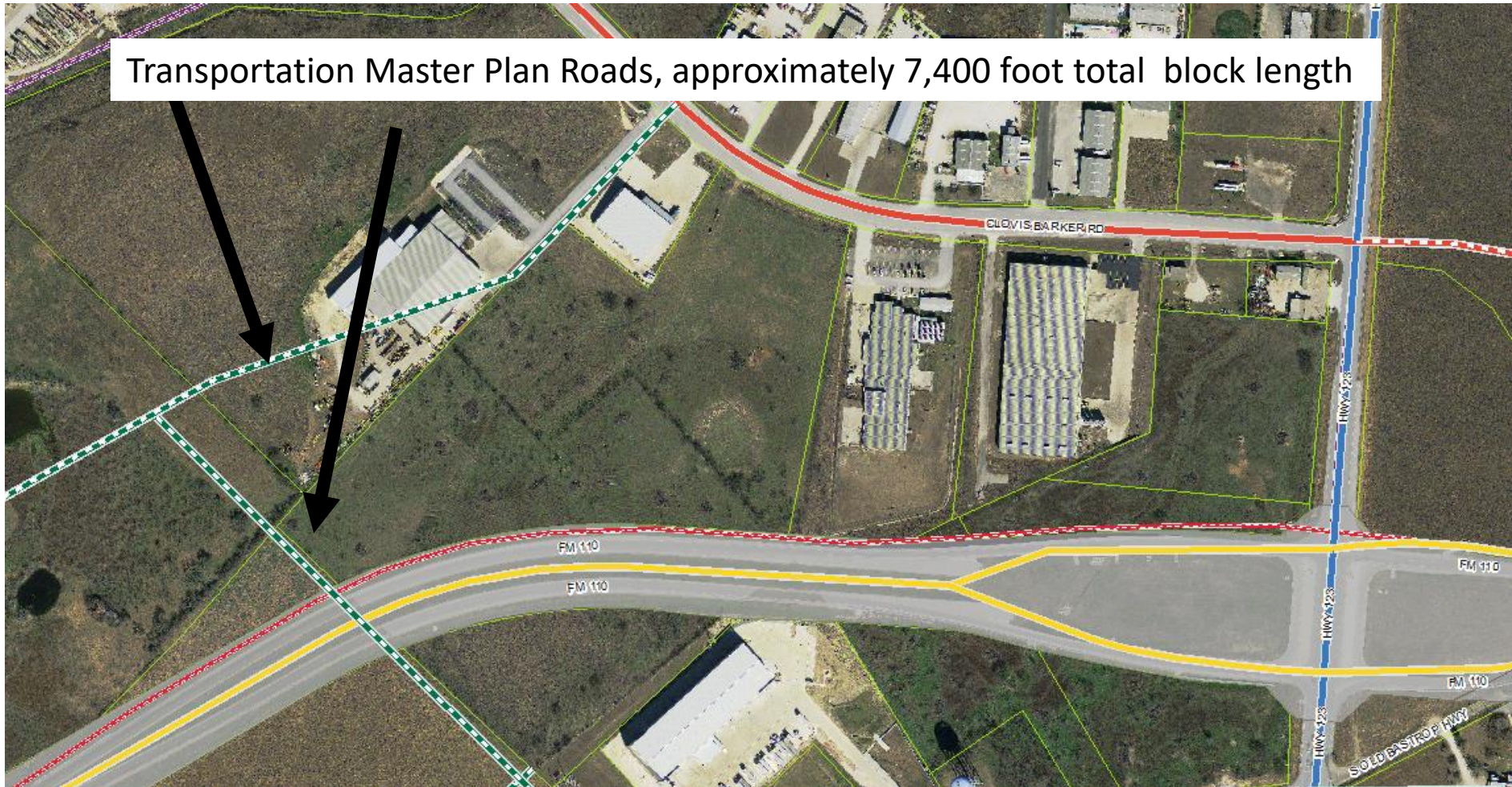


Block Break Required by Code



Transportation Master Plan

Transportation Master Plan Roads, approximately 7,400 foot total block length



Staff Recommendation

Staff recommends that the request be approved with the following condition:

- 1. This Alternative Compliance shall not expire.**