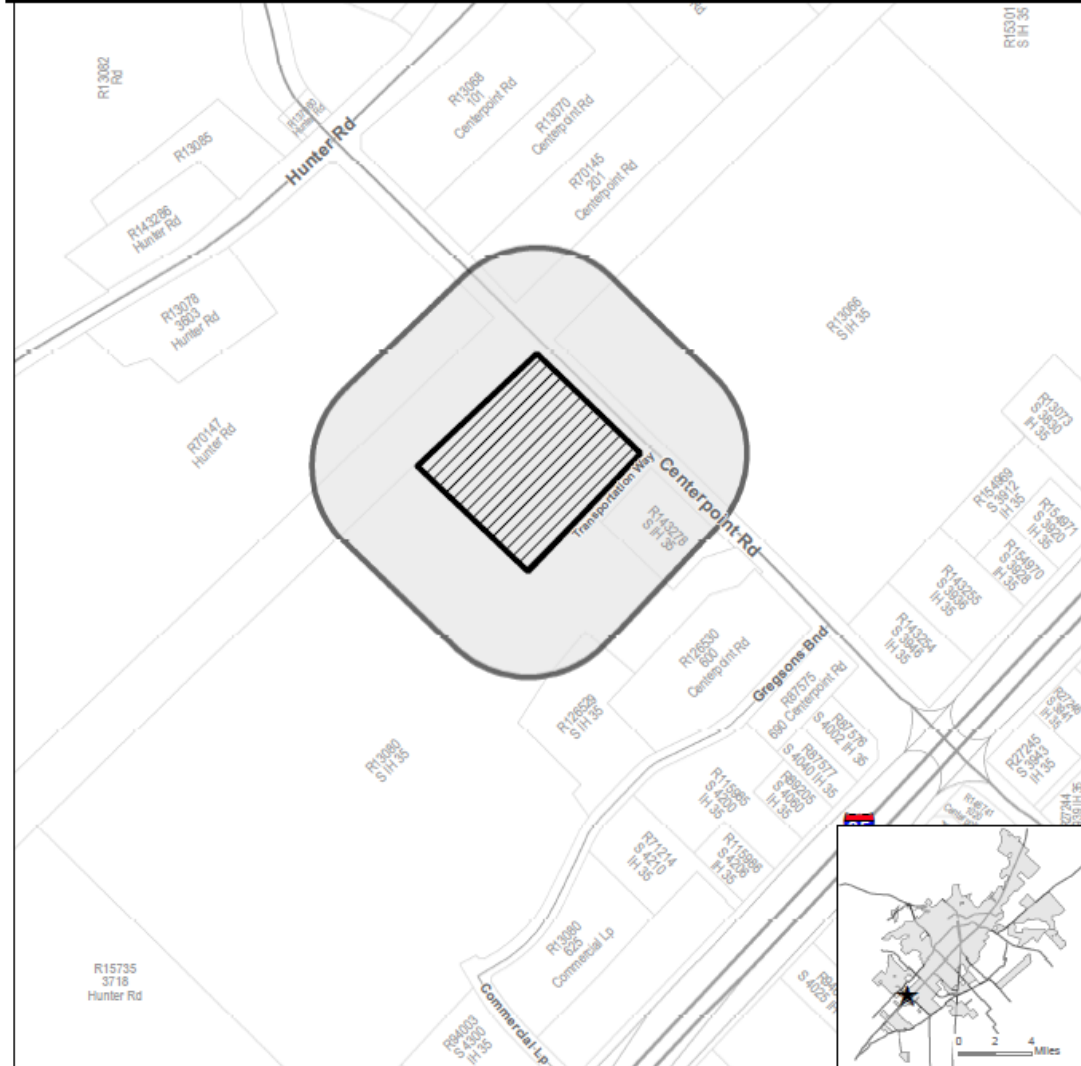


ZC-20-06 (Centerpoint HC)

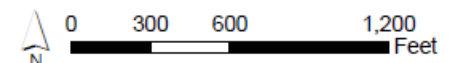
Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, amending the Official Zoning Map of the City by rezoning approximately 7.959 acres, more or less, out of the Edward Burleson Survey, No. 18, Abstract No. 63, Hays County, generally located in the 400 Block of Centerpoint Road, from “FD” Future Development District to “HC” Heavy Commercial District; and including procedural provisions; and consider approval of Ordinance 2020-XX on the first of two readings.

Location:

- Approximately 7.959 acres
- **Current Configuration:**
Vacant / Agricultural land
- Surrounding uses include:
 - Vacant / rural (ETJ)
 - Union Pacific Railroad
 - Proposed sportsplex facility
- Located outside the City Limits (Extraterritorial Jurisdiction)



- ★ 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:** Heavy Commercial (HC)
- Proposed HC zoning allows for primarily commercial and industrial uses with some agricultural and public/institutional uses
- Applicant is currently proposing a self-storage project / commercial uses
- Annexation request is being processed concurrently for property located outside City Limits

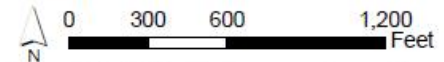
ZC-20-06

Aerial View

Centerpoint HC Zoning — 400 Block of Centerpoint Road



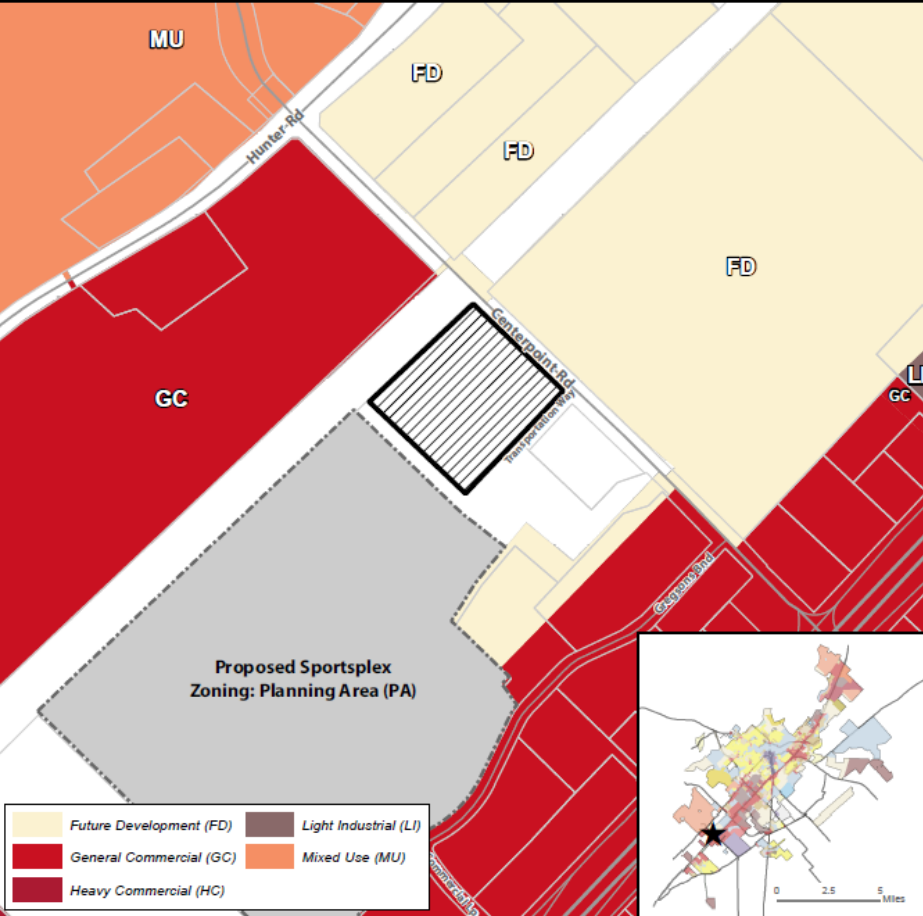
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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Map Date: 4/7/2020

ZC-20-06 **Existing Zoning** **Centerpoint HC Zoning – 400 Block of Centerpoint Road**



★ Site Location

▨ Subject Property

▭ Parcels

▭ City Limit

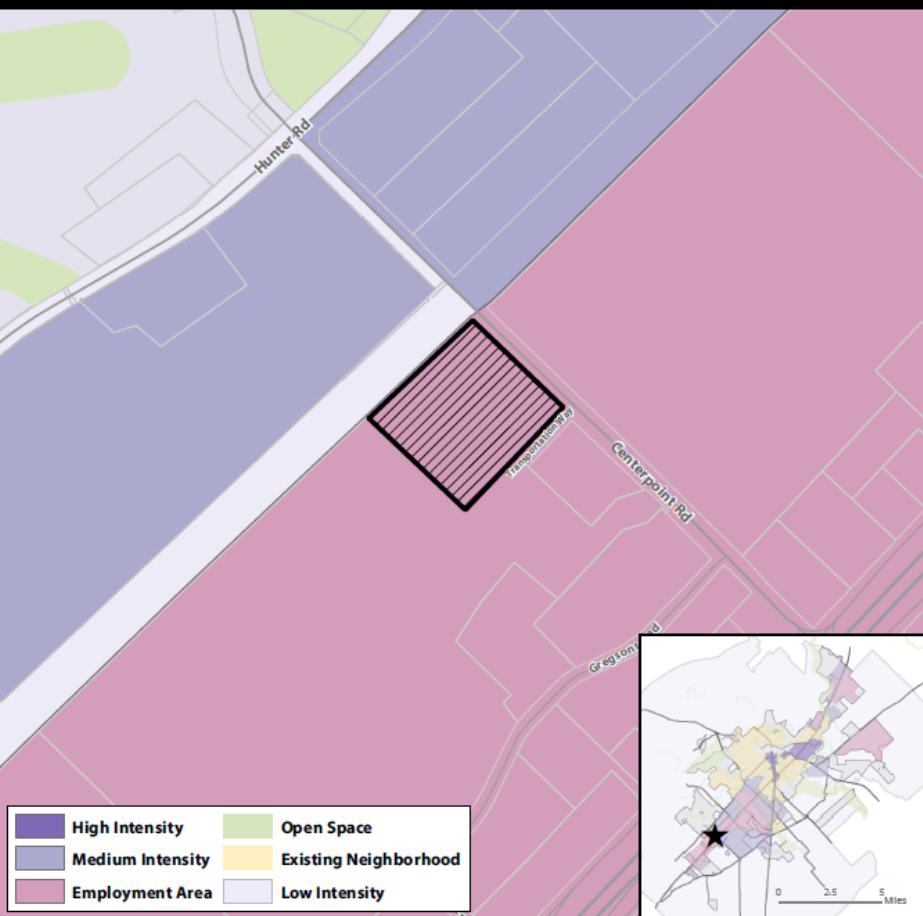
0 300 600 1,200

Feet

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Map Date: 4/13/2020

ZC-20-06 **Preferred Scenario** **Centerpoint HC Zoning – 400 Block of Centerpoint Road**



★ Site Location

▨ Subject Property

▭ Parcels

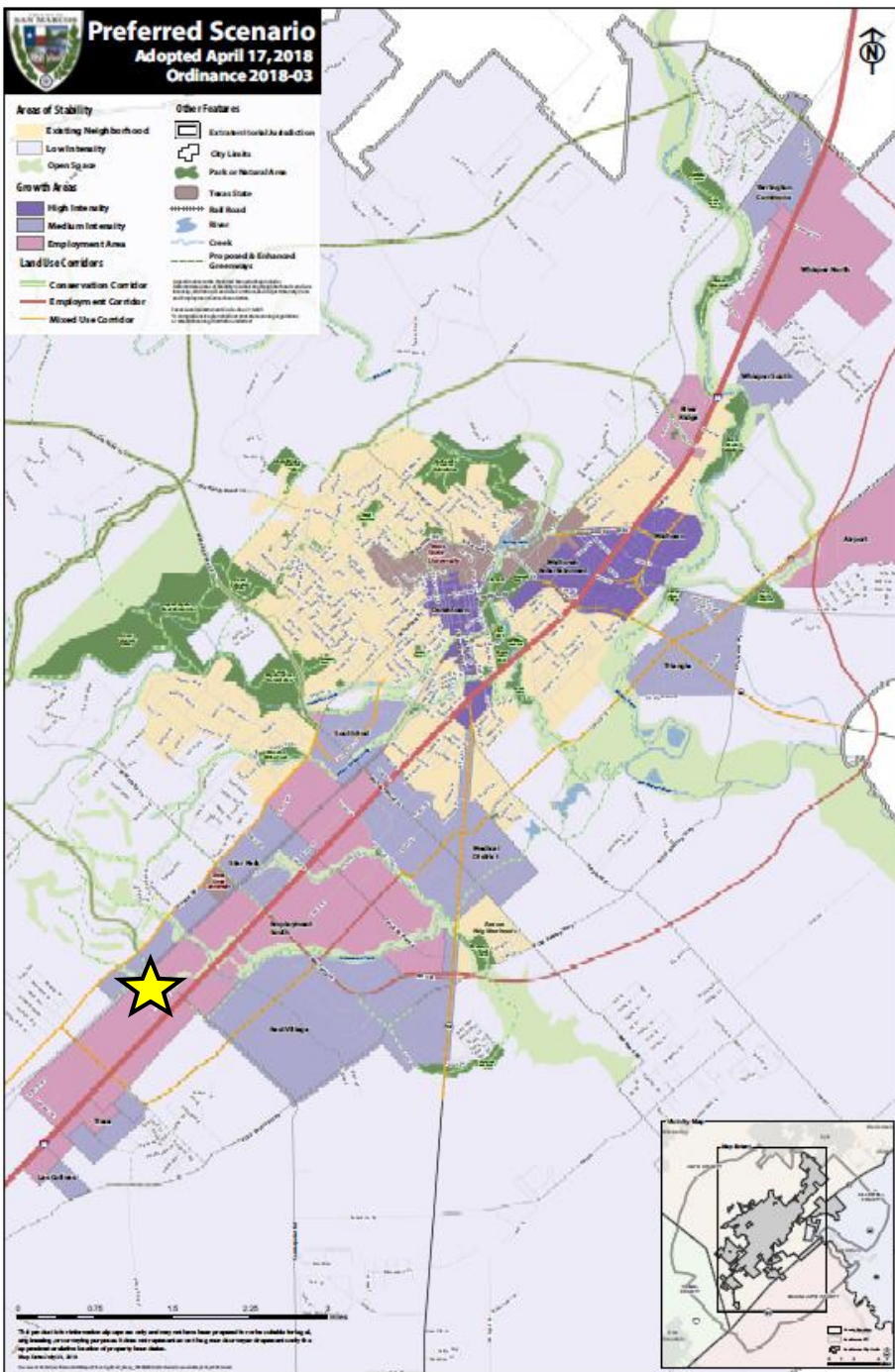
▭ City Limit

0 300 600 1,200

Feet

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Map Date: 4/7/2020



Comprehensive Plan Analysis

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

Located in an Employment Area

“the preferred scenario shows the locations of potential employment areas which are appropriate for industrial, large office park and intensive commercial uses. Typically, these uses are located on large sites with excellent road and rail access and access to water and sewer infrastructure.”

(Comprehensive Plan, pg. 69)

Comprehensive Plan Analysis

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

Applicant is requesting a “Special District” (Heavy Commercial zoning) within an Employment Area

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

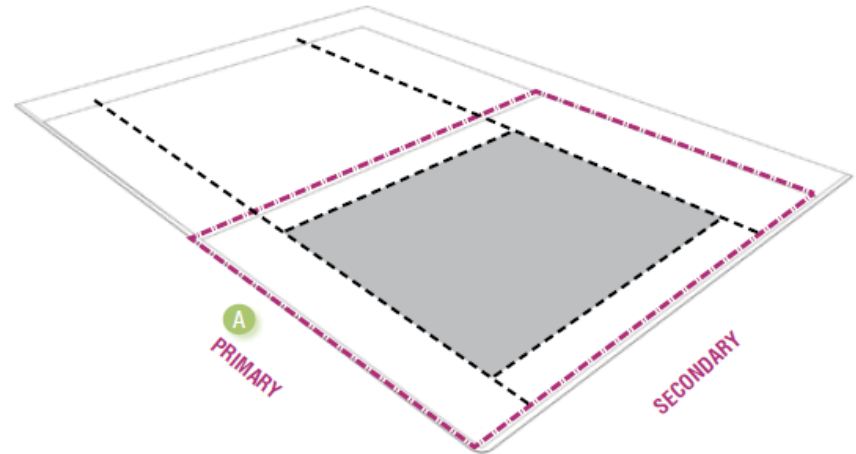
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character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

HC Zoning Analysis:

- HC zoning is intended to “accommodate auto-oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.”
- **Allowable Building Types:** *General Commercial, Civic Building*
- Surrounding area is located in an Employment Area and surrounding zoning is primarily General Commercial, has a placeholder zoning designation of Future Development, or is located outside the city limits
- Adjacent to the recently approved sportsplex facility, zoned Planning Area

HC

SECTION 4.4.5.2 HEAVY COMMERCIAL



KEY

Property Line (ROW)
Metrics on This and Facing Page

Setbacks
Building Footprint

DISTRICT INTENT STATEMENTS

HC is intended to accommodate auto oriented and other heavy commercial uses. 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.

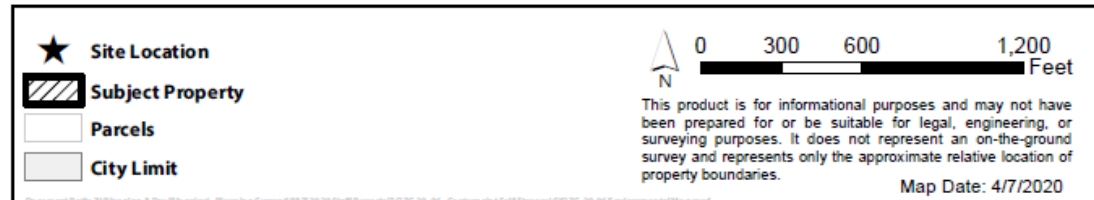
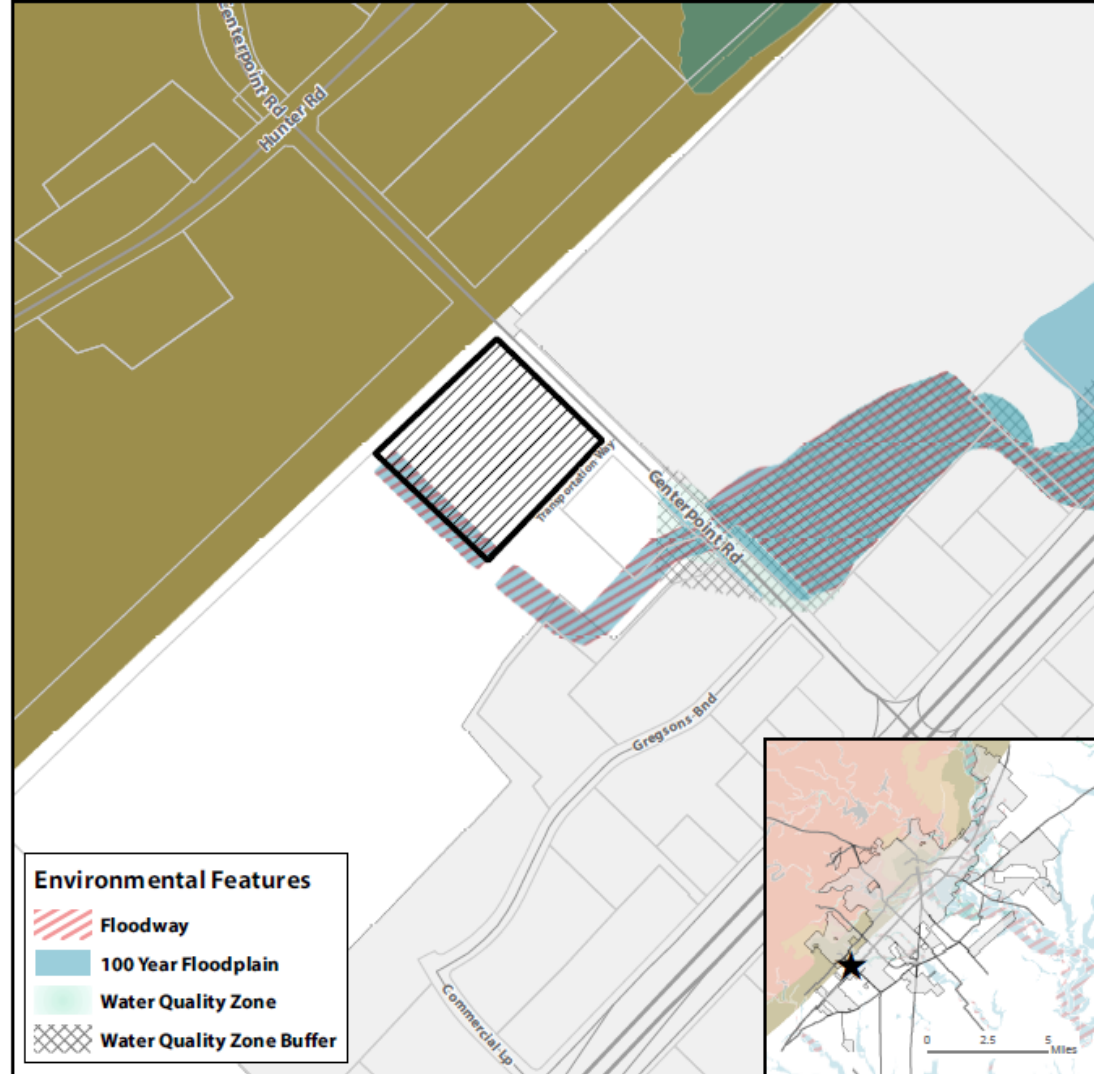
Environmental Analysis

- Located in a moderately constrained area on the Land Use Suitability map
- Portion of floodplain at the rear of the property
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports

ZC-20-06

Environmental Features

Centerpoint HC Zoning – 400 Block of Centerpoint Road



Additional Requirements

• Street Requirements

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

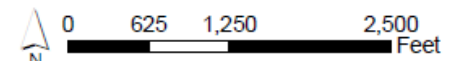
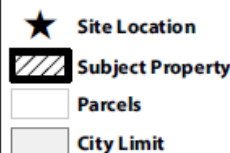
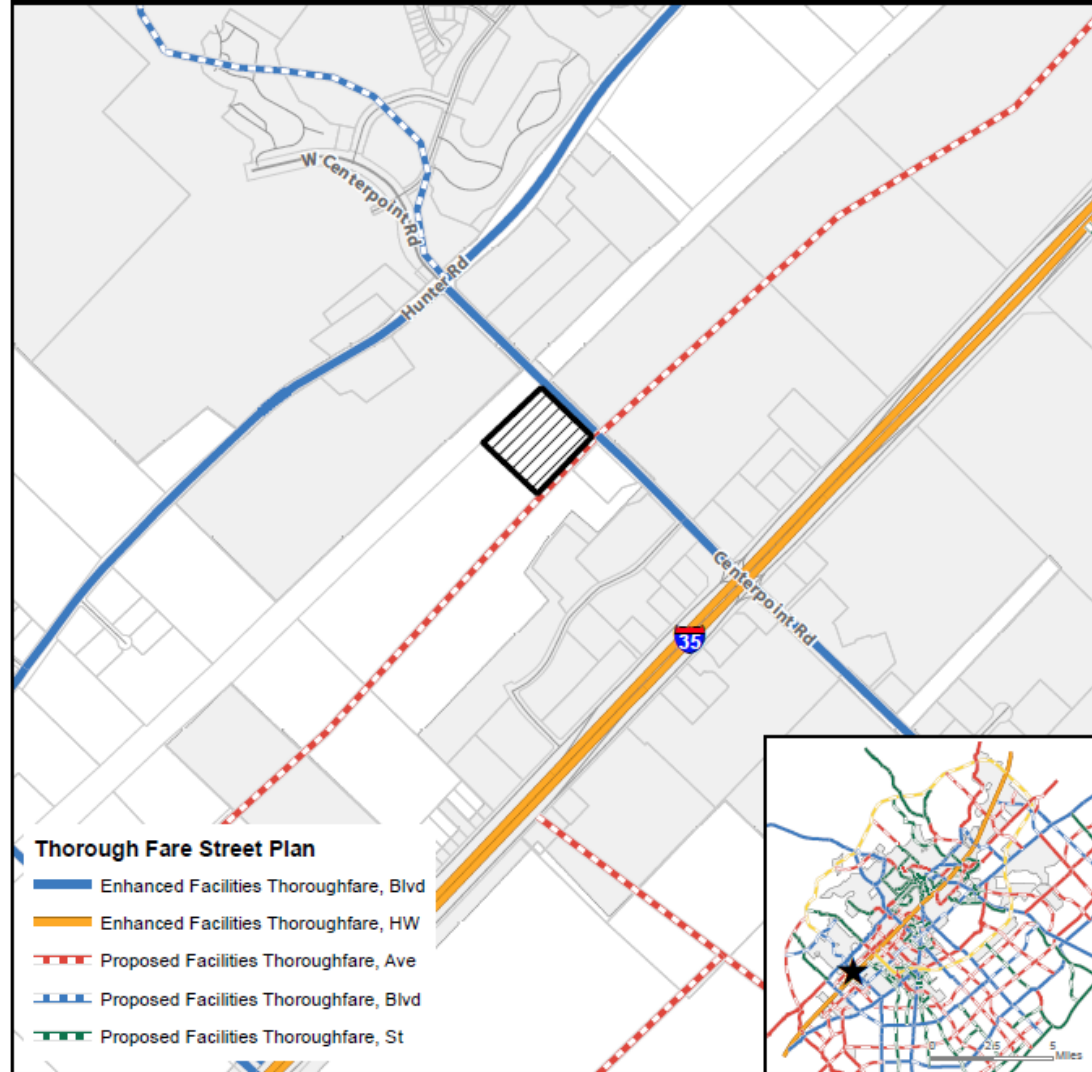
• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

• Utility Requirements

- Connection to water and wastewater facilities in accordance with City standards

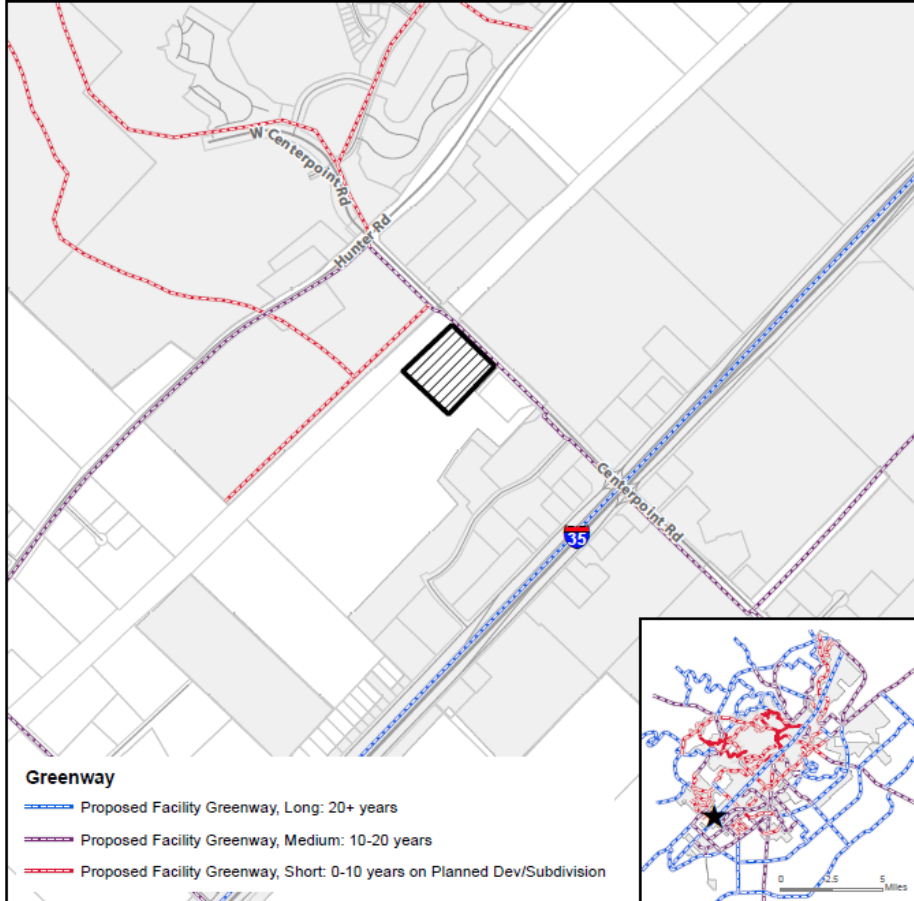
ZC-20-06 Transportation Master Plan Centerpoint HC Zoning – 400 Block of Centerpoint Road



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Map Date: 4/7/2020

ZC-20-06 Transportation Master Plan Greenways Centerpoint HC Zoning – 400 Block of Centerpoint Road



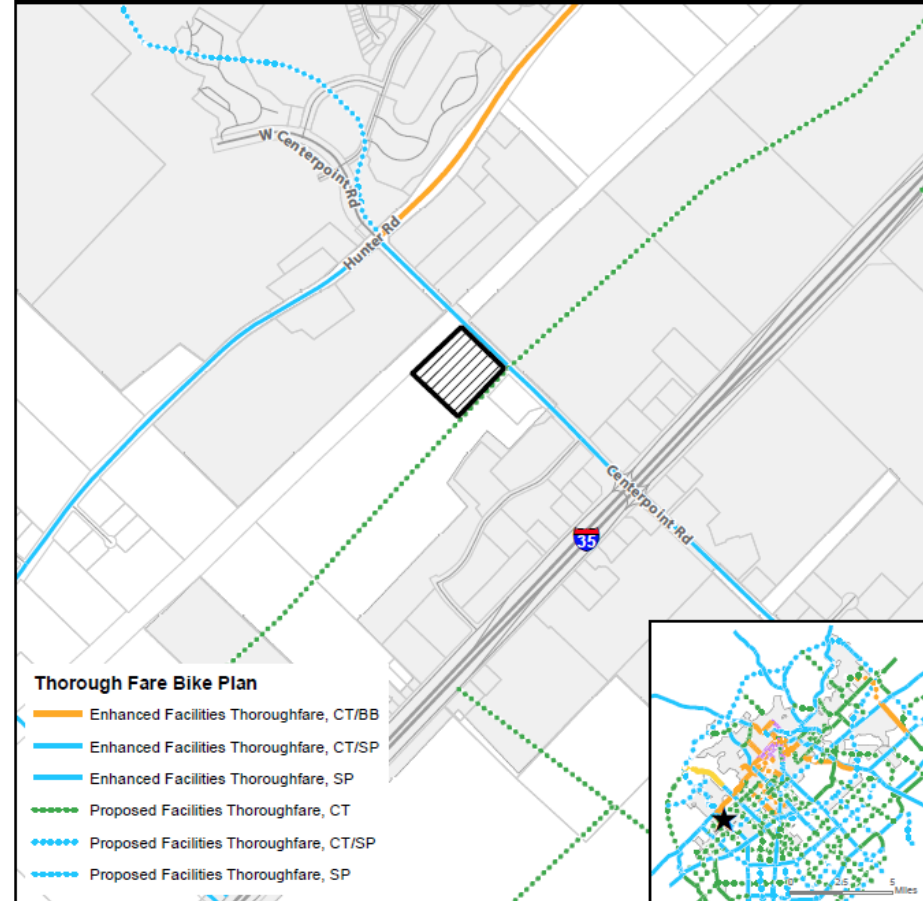
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 625 1,250 2,500 Feet

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Map Date: 4/7/2020

ZC-20-06 Transportation Master Plan Bicycle Infrastructure Centerpoint HC Zoning – 400 Block of Centerpoint Road



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

0 625 1,250 2,500 Feet

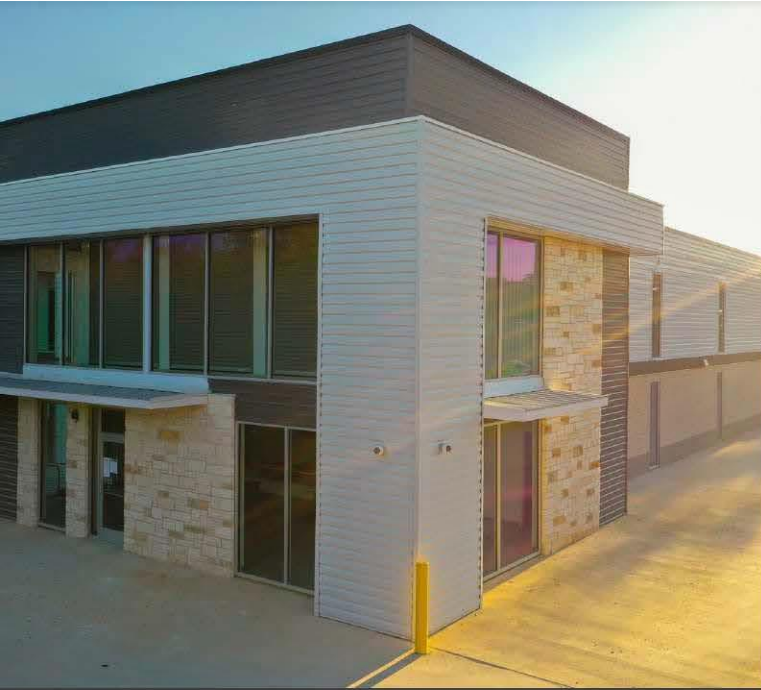
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Map Date: 4/7/2020





San Marcos Planning and Zoning Meeting



Developers recently opened a similar facility in Dripping Springs, TX, following local design aesthetics and building materials

DRAFT SITE CONCEPT PLAN

Phase 1:
Class-A Self Storage

Phase 2:
Commercial

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Developer's Current Projects Under Construction
New Braunfels, Round Rock and College Station

Staff Recommendation:

At their April 28, 2020 Meeting, the Planning and Zoning Commission recommended approval of the zoning change with a 8-0 vote.

Staff provides this request to the Council for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “HC” Heavy Commercial.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Heavy Commercial (HC)
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.	Heavy Commercial (HC) is intended to accommodate auto-oriented and other heavy commercial uses. 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 commercial and industrial uses with some allowances for and public/institutional and agricultural uses (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, 5' minimum side, 20' minimum 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