

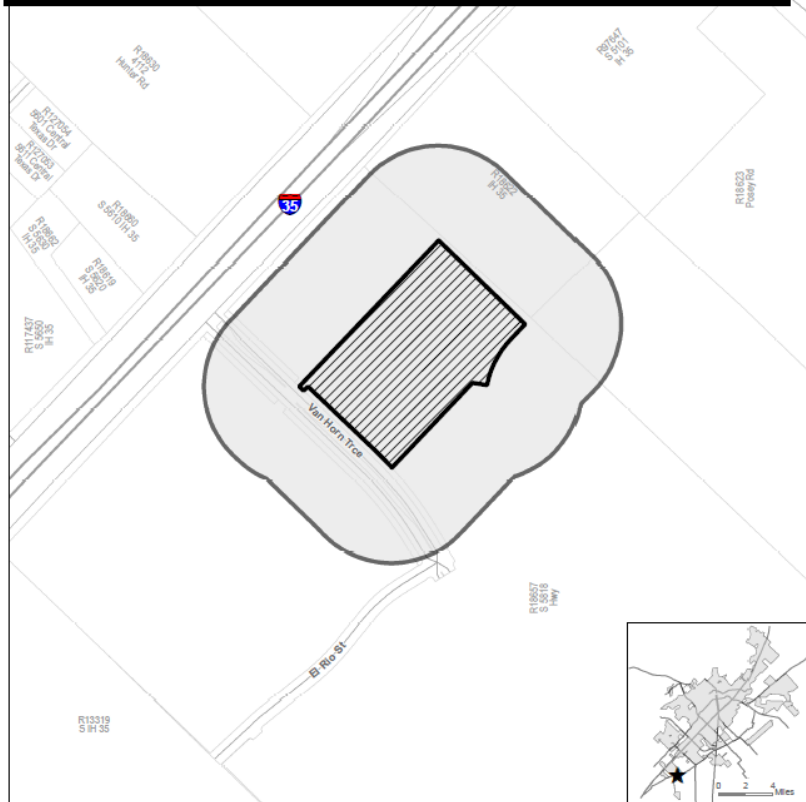
CUP-20-11 (Surterra)





Hold a public hearing and consider a request by Marcus Ruark with Surterra Texas, LLC, on behalf of Timothy D. England, SVP, Highpointe Trace, LLC, for a new Conditional Use Permit to allow the use of Bio-Medical Facilities, Distribution Center, Food Processing (no outside public consumption), and Plant Nursery (retail sales / outdoor storage) at 1105 Van Horn Trce. (A. Villalobos)

Context & History:

- Property is located within the Trace Planned Development District (adopted in 2015)
- Located within an Employment Area as designated on the Preferred Scenario Map.
- Zoned General Commercial (GC/PDD)
- Trace Subdivision is currently under construction

CUP-20-11 400' Notification Buffer Surterra — 1105 Van Horn Trce



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



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: 5/12/2020

Use Overview:

- **Surterra:** one of three companies licensed in the Texas Compassionate Use Program – regulated by the Department of Public Safety
- Proposed business falls into several categories on the Land Use Matrix:
- **Permitted Uses:**
 - Office
 - Pharmacy
 - Research Lab (non-hazardous)
 - Retail Store
- **Conditional Uses**
 - Bio Medical Facilities
 - Distribution Center
 - Food Processing (no outside public consumption)
 - Plant Nursery (retail sales/outdoor storage).

CUP-20-11 Aerial View Surterra — 1105 Van Horn Trce



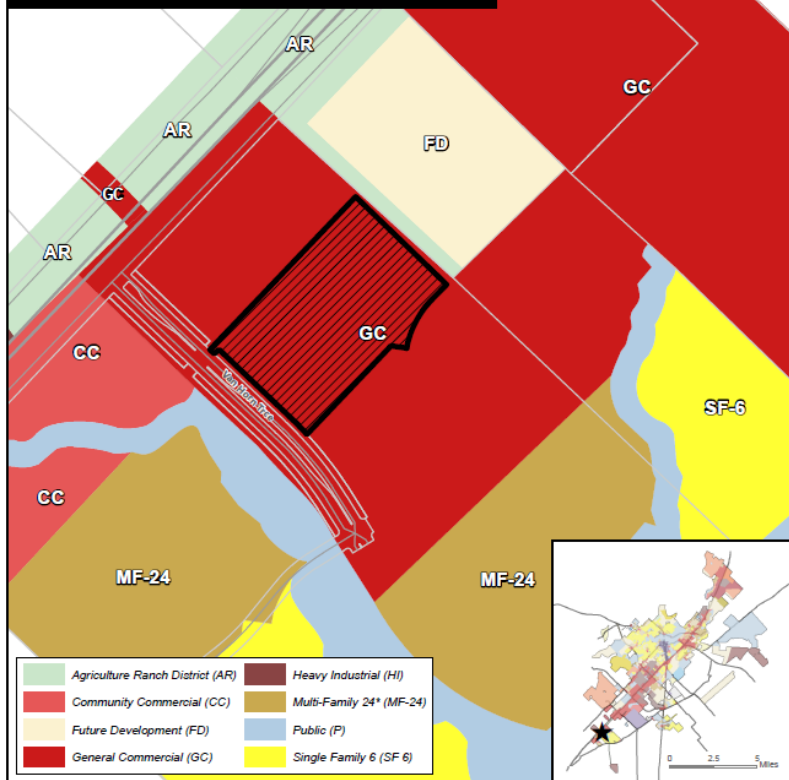
- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 215 430 860 Feet

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Map Date: 5/12/2020

CUP-20-11 **Existing Zoning** **Surterra — 1105 Van Horn Trce**



	Agriculture Ranch District (AR)		Heavy Industrial (HI)
	Community Commercial (CC)		Multi-Family 24+ (MF-24)
	Future Development (FD)		Public (P)
	General Commercial (GC)		Single Family 6 (SF 6)



- Site Location
- Subject Property
- Parcels
- City Limit



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Map Date: 5/12/2020

Trace Concept Plan

Subject Property

Land Use Legend

Land Use	Acres	Units	Sq. Ft.
PD - SF, Single Family District *Includes Elementary School Site	237.9	995	
PD - MF, Multi-Family District	18.5	445	
PD - MF/GC, Multi-Family with GC Overlay	16.9	405	
PD - GC, General Commercial District	44.0		1,000,000
PD - CC, Community Commercial District	11.7		150,000
PD - NC, Neighborhood Commercial District **Includes Private Amenity Center, Pocket Parks	9.3		50,800
PD - P, Public District	57.8		
ROW	21.5		
Total	417.6	1,845	1,200,000

- Legend**
- Property Boundary
 - San Marcos City Limits
 - Possible Elem. School Location
 - Private Amenity Center (Conceptual Location)
 - Possible Pocket Park Location
 - Fire Station (Location TBD)
 - Connectivity Locations (These are conceptual and not to be construed as exact locations)

Illustration 7 - Concept Zoning Plan

Highpointe Communities
San Marcos, Texas

SCALE: 1"=200'

DATE: 12-20-2019

Author: Planning by: Issued: January 2016

2: Concept Plan

NOV16

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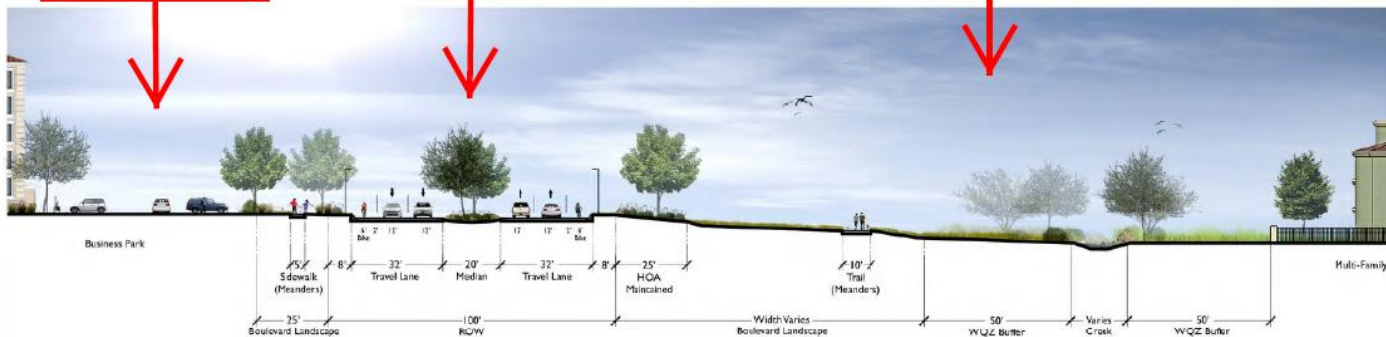
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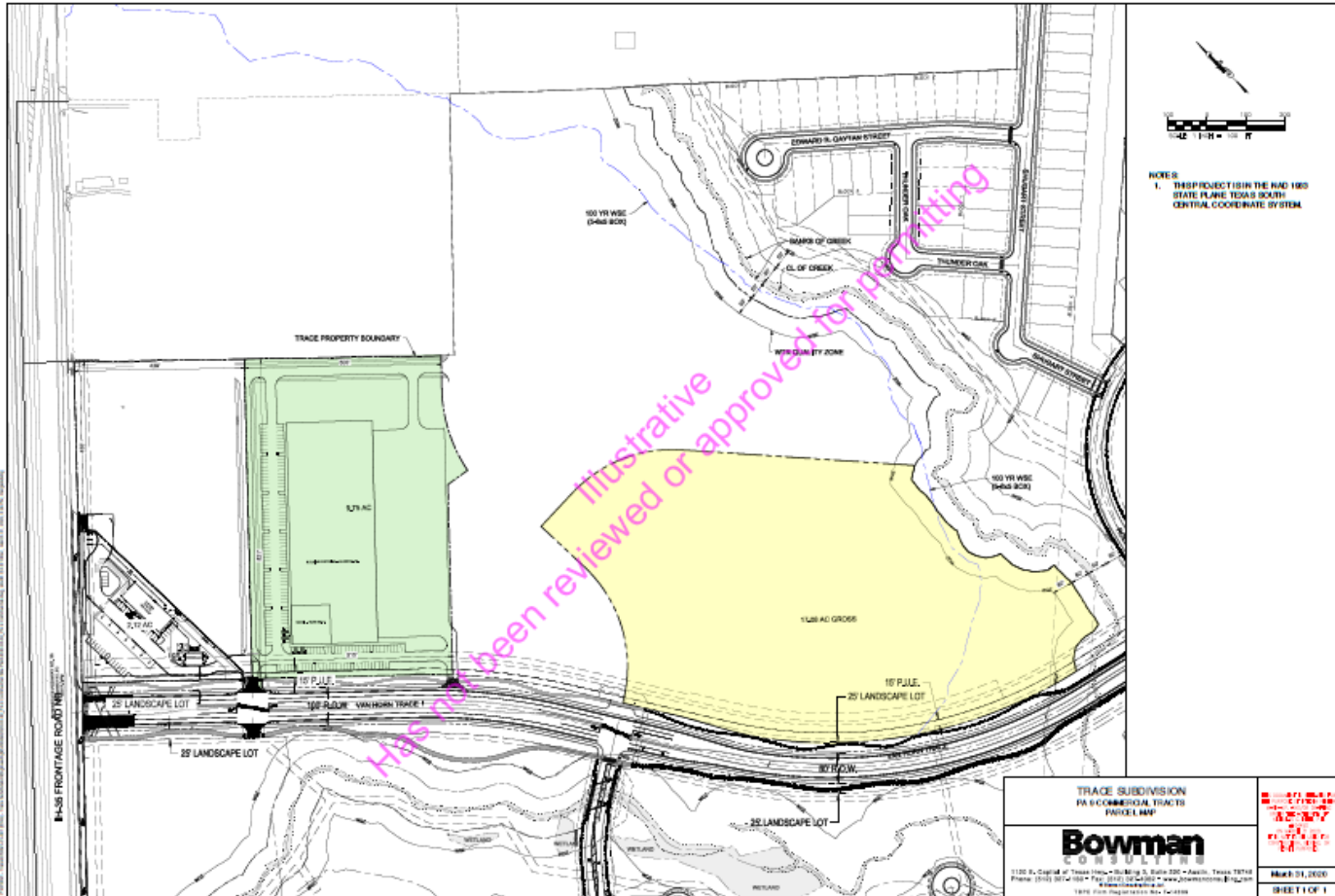
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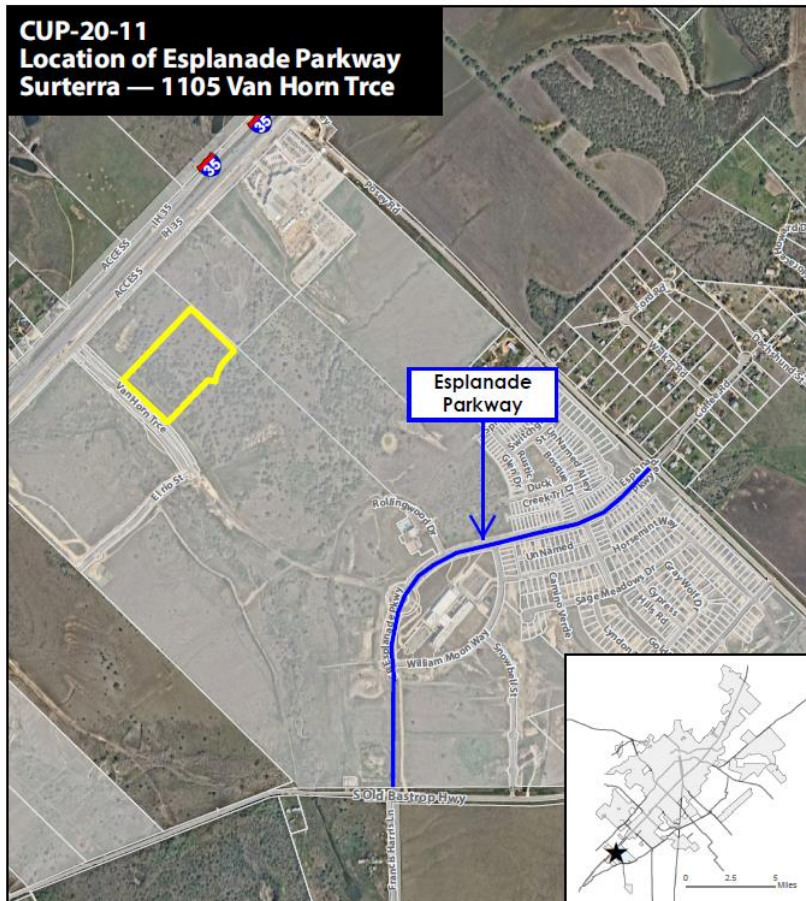
Greenway



Preliminary Site Plan



CUP-20-11 Location of Esplanade Parkway Surterra — 1105 Van Horn Trce



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



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Map Date: 5/13/2020

Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of CUP-20-11 with the following conditions:

- 1. No more than 5,000 square feet of the interior of the facility shall be used for the use of distribution and the facility shall have no more than 6 distribution truck bays.**
- 2. All distribution truck traffic associated with Surterra shall be prohibited from using Esplanade Parkway.**