

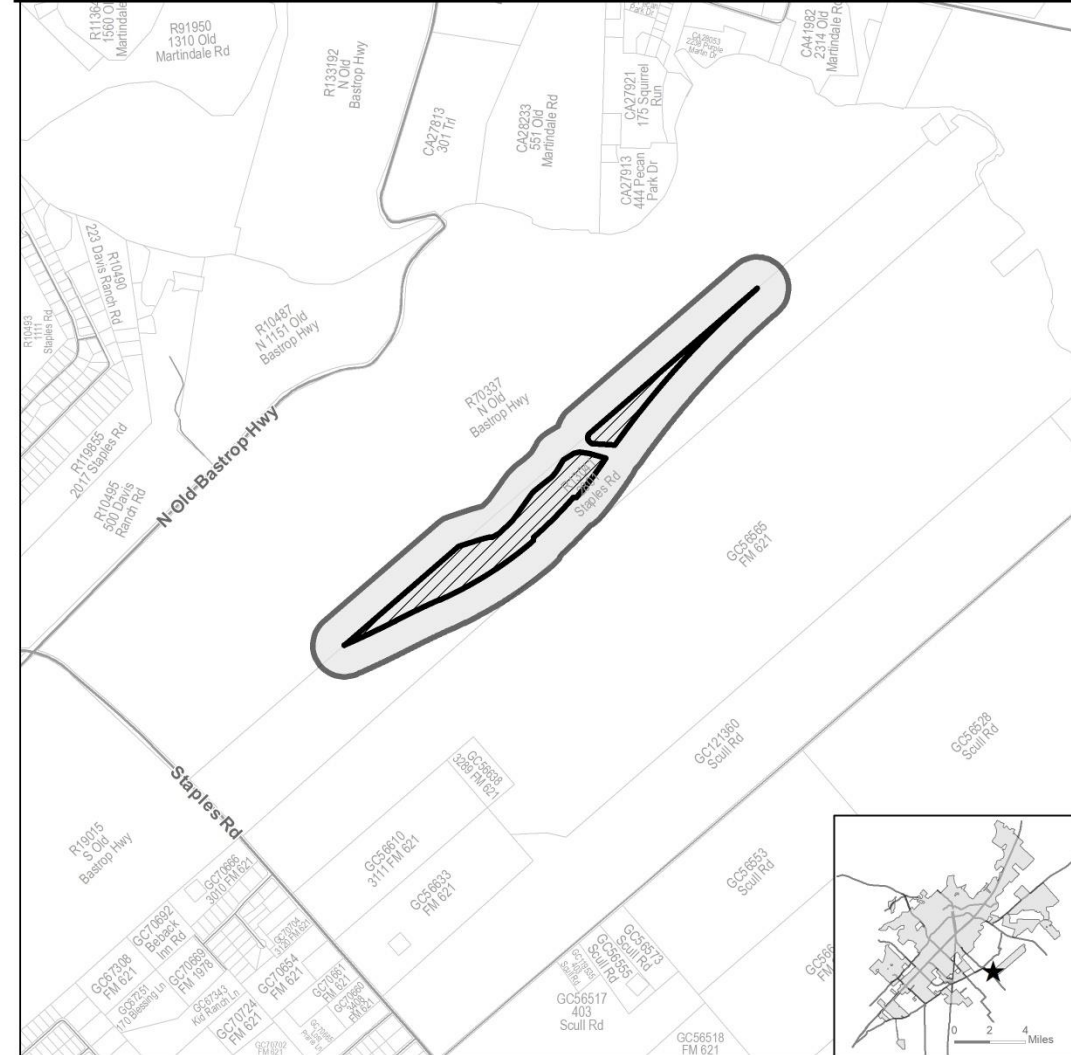
ZC-20-17 (The Mayan-LI)

Hold a public hearing and consider a request by Todd Burek, on behalf of The Mayan at San Marcos River LLC., for a zoning change from “FD” Future Development to “LI” Light Industrial, for approximately 38.019 acres, more or less, out of the Benjamin & Graves Fulcher Survey, Abstract No. 56 and the William A. Matthews Survey, Abstract No. 305, Hays County Texas, located at 2801 Staples Road (S. Caldwell)

Location:

- Approximately 38 acres
 - Part of an ~380 acre development with proposed CD-3, CD-4, and CD-5 zoning
- **Current Configuration:**
 - Vacant / Agricultural land
 - Future FM 110 Road
- Surrounding uses include:
 - Agricultural / Rural
- Located within City Limits

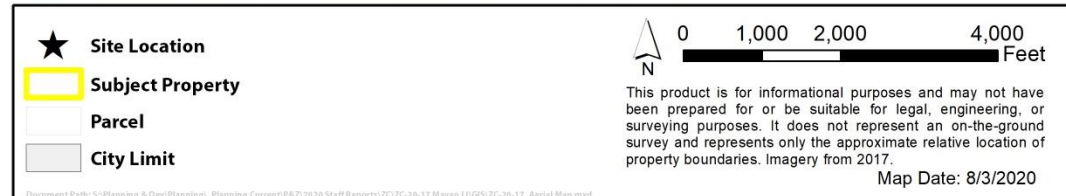
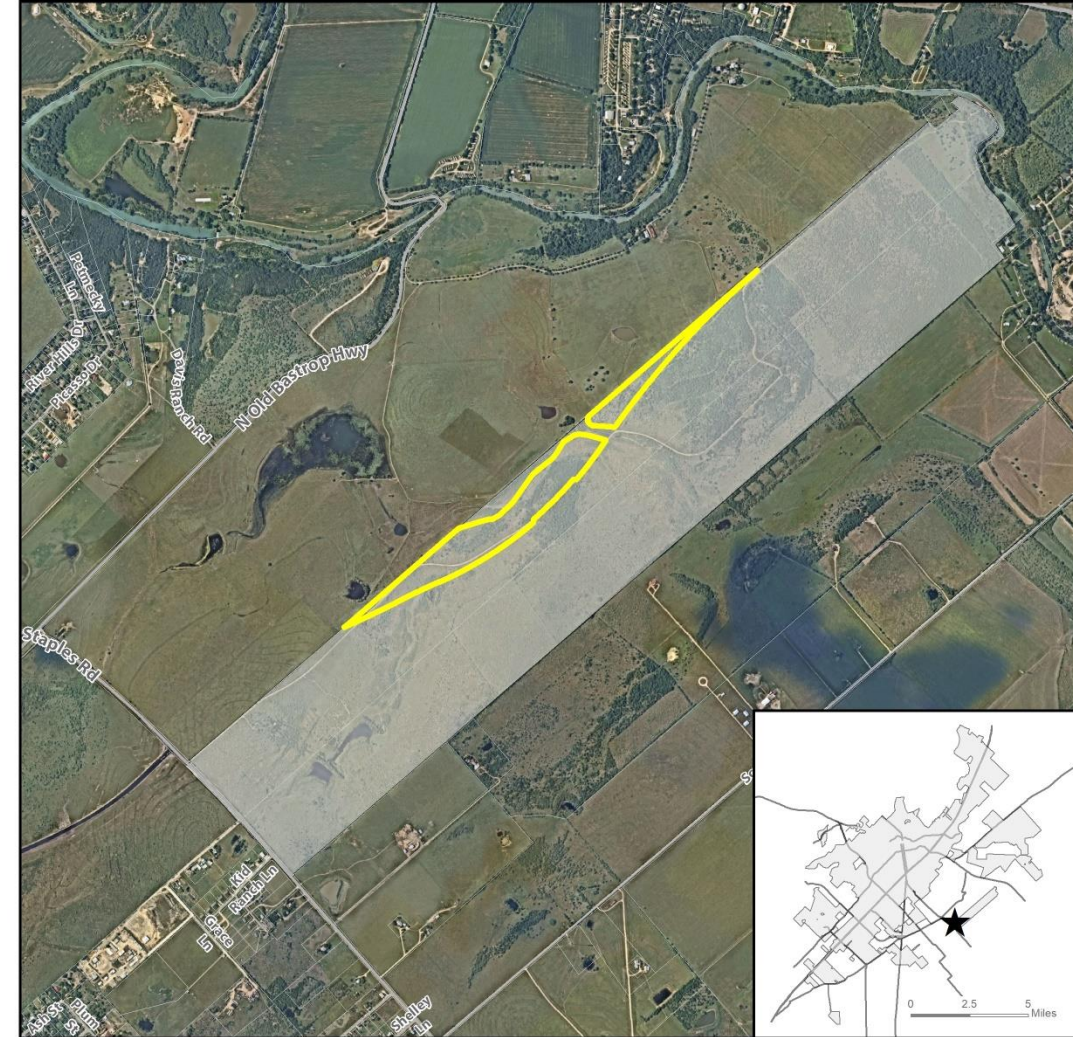
ZC-20-17 400' Notification Buffer Mayan LI Zoning – 2801 Staples Road



Context & History

- Annexed in 2008
- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Light Industrial (LI)
- Proposed LI zoning allows for primarily only industrial uses with some commercial uses
 - Light industrial, light manufacturing, car wash, minor vehicle repair, warehouse & distribution, waste related service, wholesale trade, self storage, research and development facility, professional office, urgent care, building material sales, indoor recreation, health club)
- Request is being processed concurrently with CD-3, CD-4, and CD-5 requests

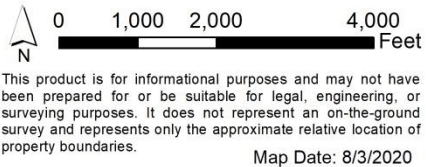
ZC-20-17 Aerial View Mayan LI Zoning – 2801 Staples Road



ZC-20-17
Existing Zoning
Mayan LI Zoning – 2801 Staples Road

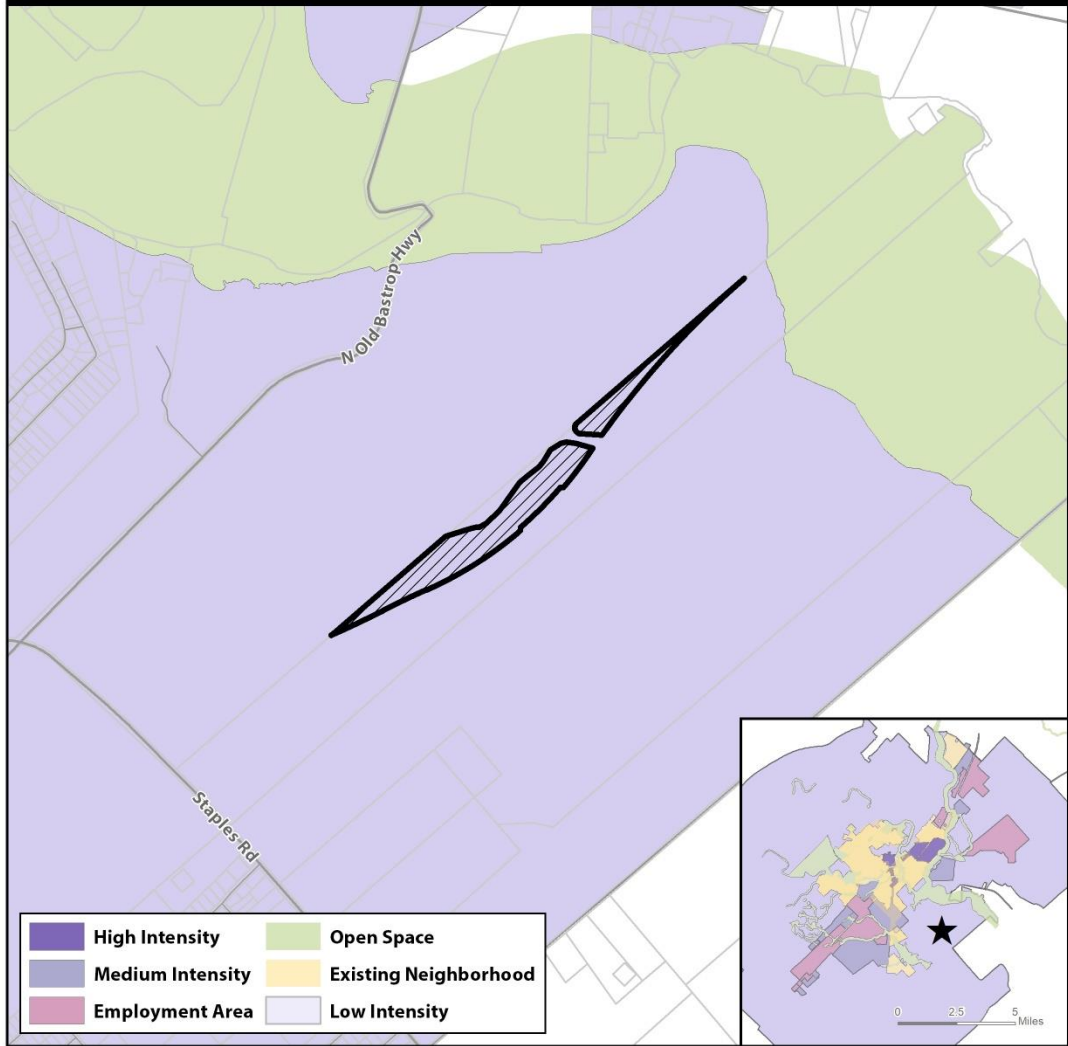


- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



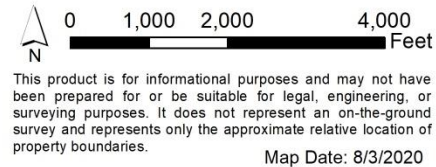
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ZC-20-17
Preferred Scenario
Mayan LI Zoning – 2801 Staples Road

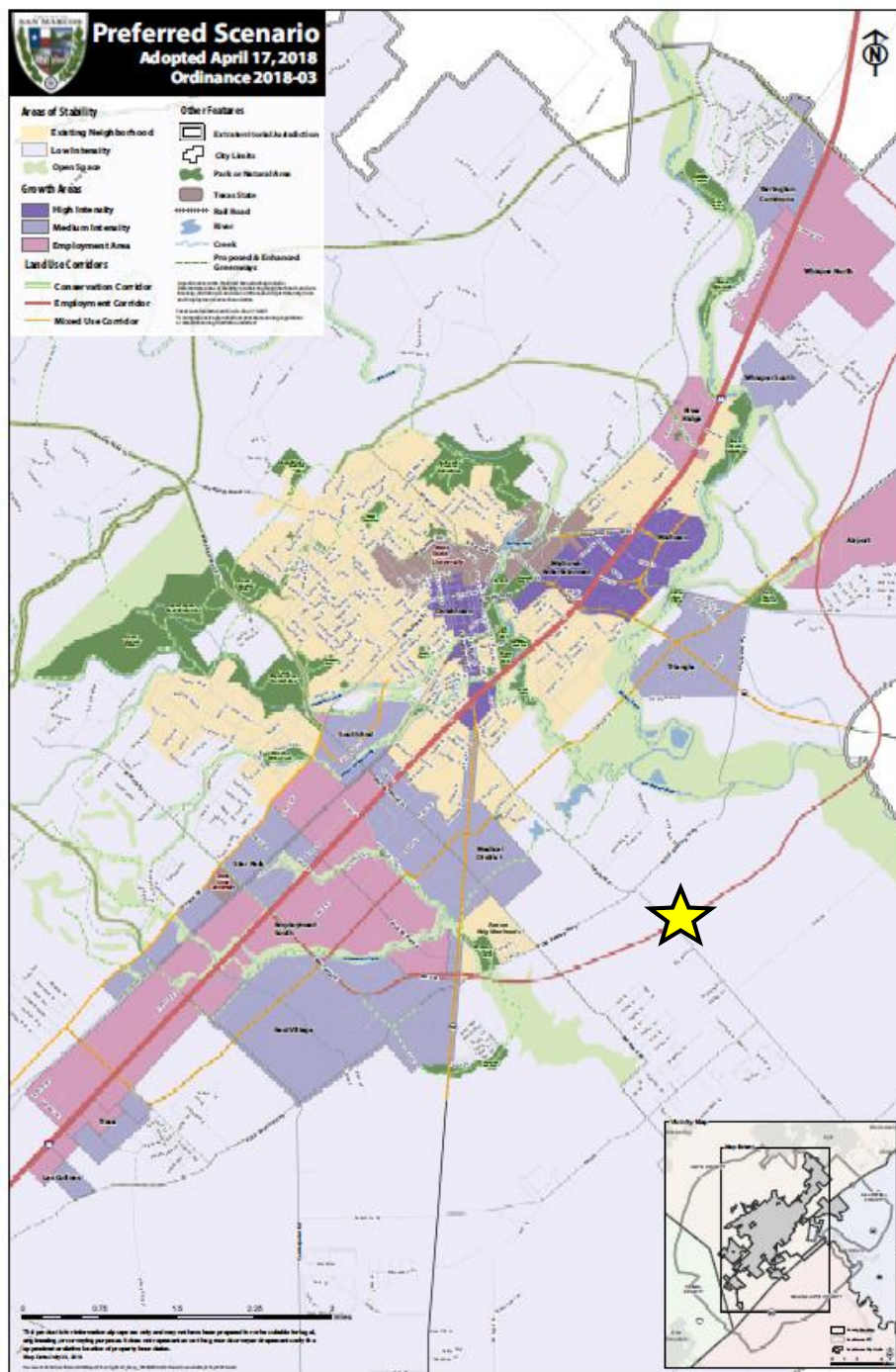


- High Intensity
- Medium Intensity
- Employment Area
- Open Space
- Existing Neighborhood
- Low Intensity

- ★ Site Location
- ▨ Subject Property
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- City Limit



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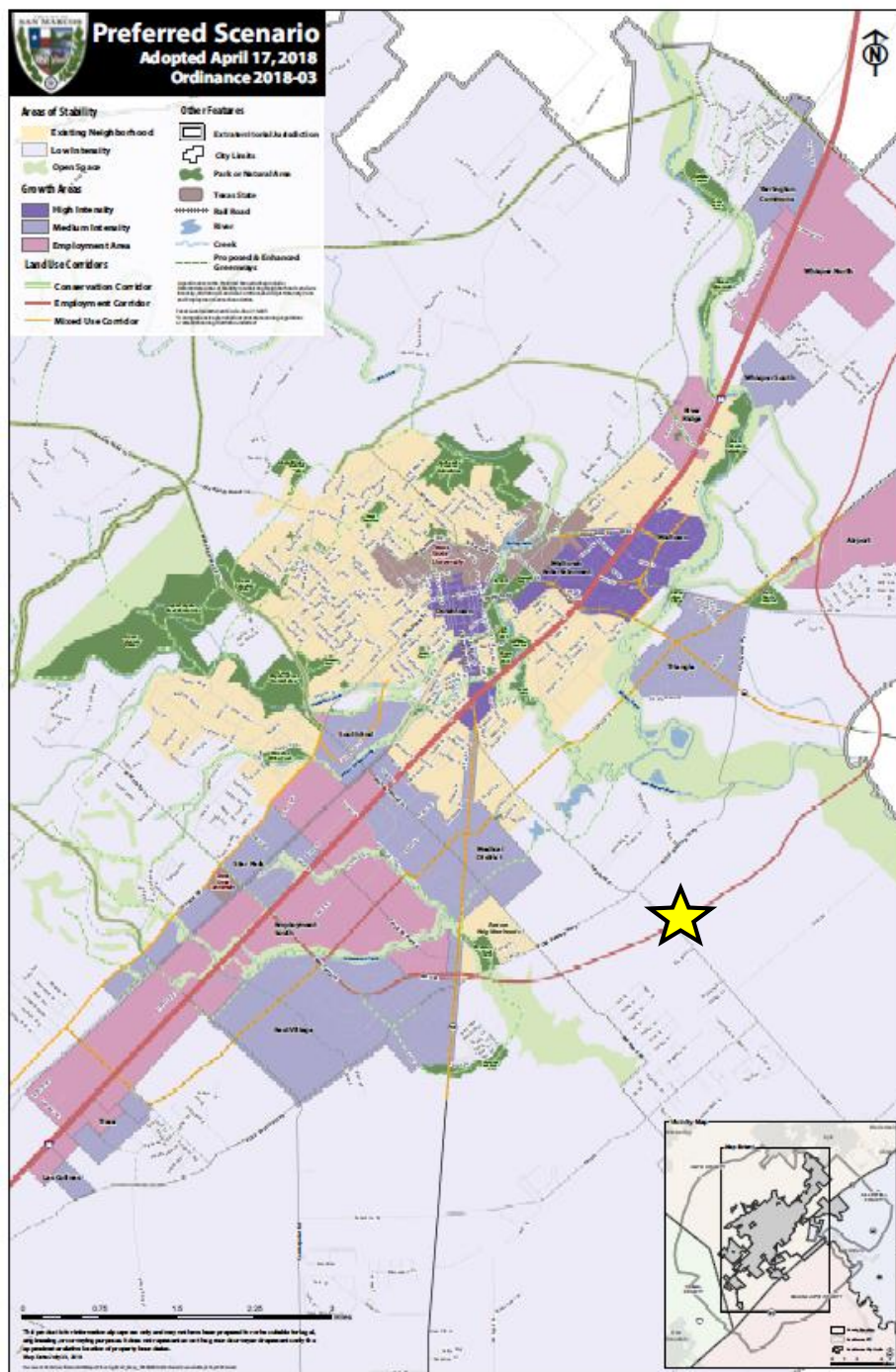


Comprehensive Plan Analysis

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)



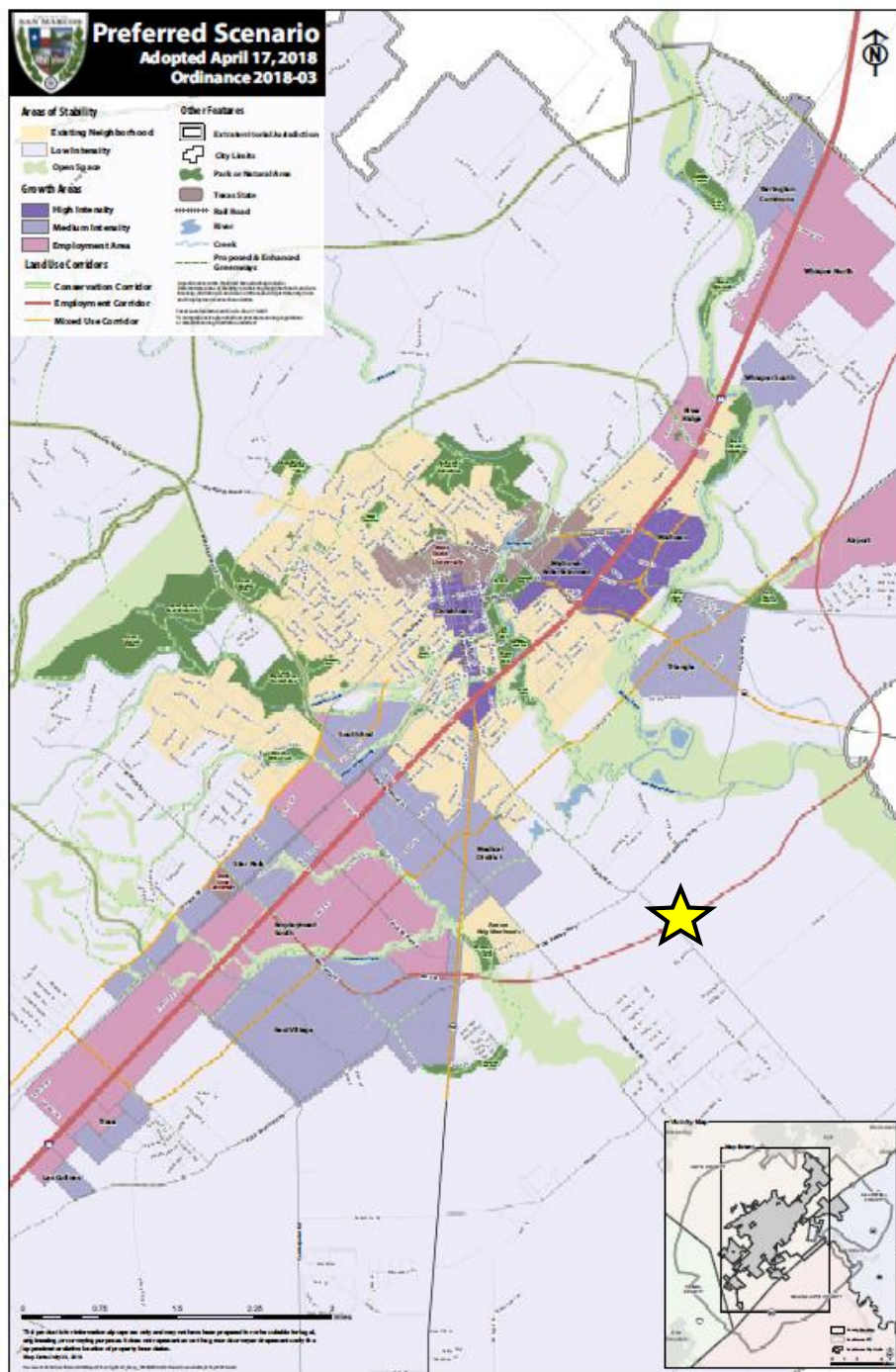
Comprehensive Plan Analysis

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

Located in an Area of Stability – Low Intensity

“Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas, and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map and the Comprehensive Plan.”

(San Marcos Development Code, pg. 144)



Comprehensive Plan Analysis

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

Located Along Employment Corridor

“Employment corridors are primarily intended to serve major employment related land uses. Some mixture in uses including limited residential and supportive pedestrian and bicycle facilities should be incorporated.”

(Comprehensive Plan, pg. 79)

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 an Area of Stability – Low Intensity.

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

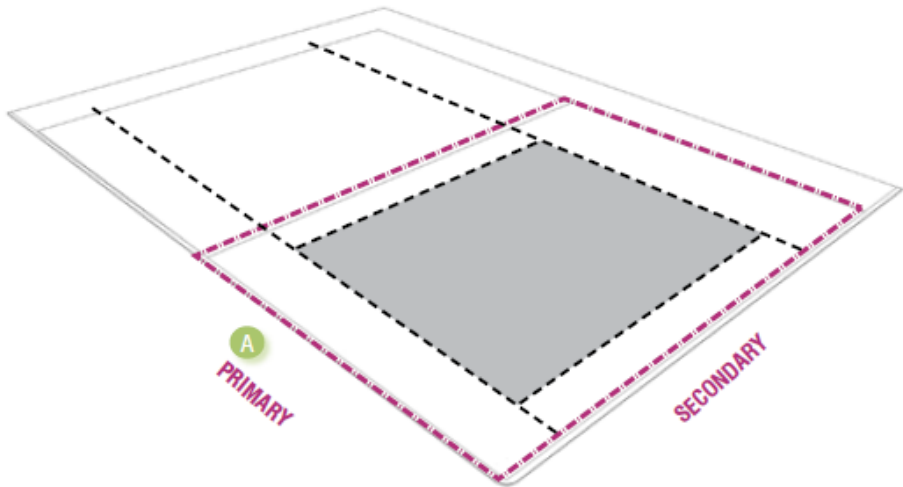
DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character 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 is intended for light industrial and manufacturing uses to promote economic viability, employment growth, and limit encroachment of these uses into non-industrial development areas.
- **Allowable Building Types:** *General Commercial, Civic*
- **Allowable Uses:** Light industrial, light manufacturing, car wash, minor vehicle repair, warehouse & distribution, waste related service, wholesale trade, self storage, research and development facility, professional office, urgent care, building material sales, indoor recreation, health club
- **Height/Area Standards:** 4 stories, 7,000 sq ft minimum, 70 ft lot width minimum, 20 ft setbacks.
- **Surrounding Area:** Vacant, rural / agricultural land and land already designated as future FM 110 right-of-way.

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

- Property Line (ROW)
- A Metrics on This and Facing Page
- - - Setbacks
- Building Footprint

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.
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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

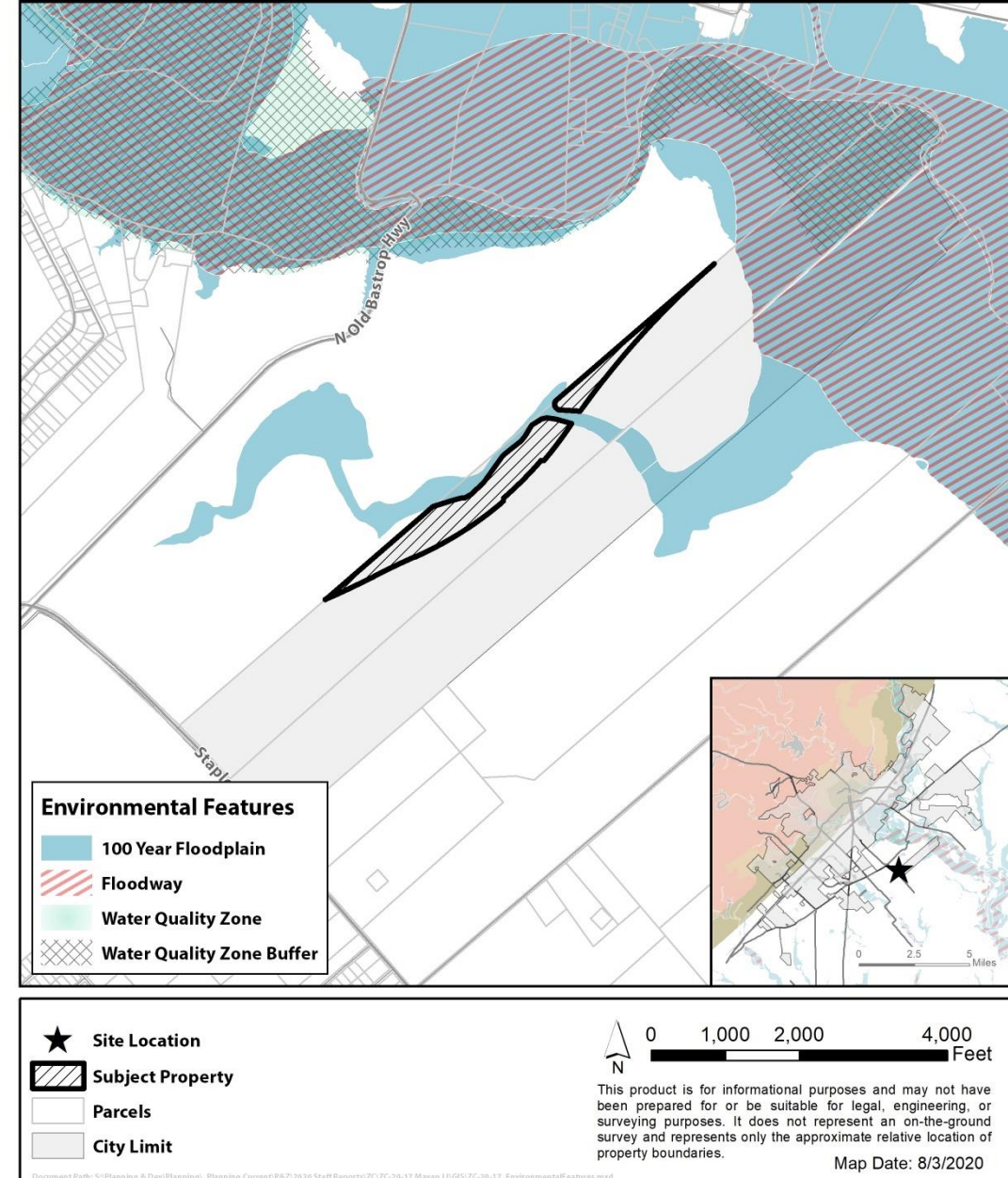
BUILDING STANDARDS

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
- Not located in floodplain but located directly adjacent to
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports
- “Land Use Suitability, preservation of agricultural lands, and floodplain management are the key factors to be considered when analyzing future development requests in Low Intensity Areas.” (Comprehensive Plan)

ZC-20-17 Environmental Features Mayan LI Zoning – 2801 Staples Road



Additional Requirements

• Street Requirements

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

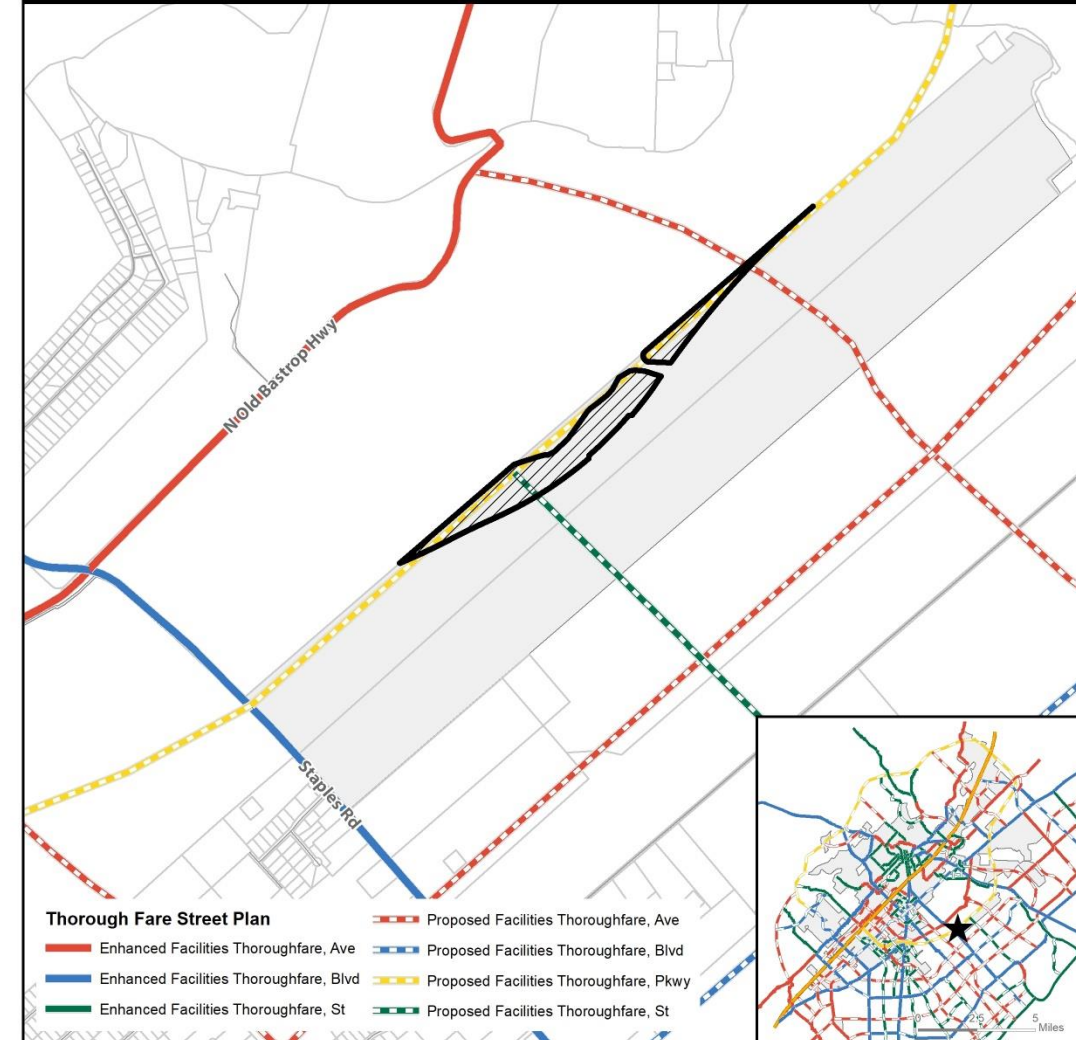
• Subdivision Requirements

- Subdivision plat in accordance with lot and block standards

• Utility Requirements

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

ZC-20-17 Transportation Master Plan Mayan LI Zoning – 2801 Staples Road



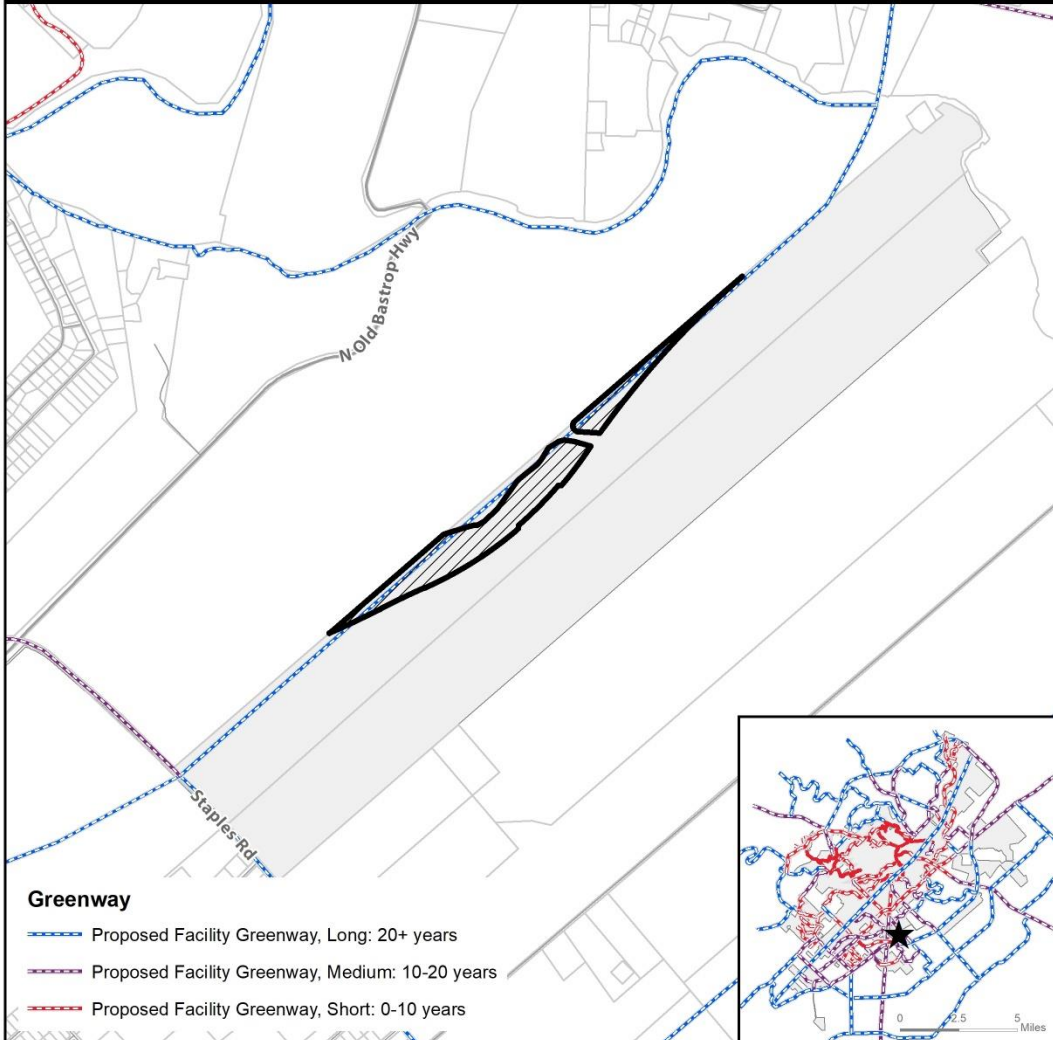
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0 1,000 2,000 4,000
Feet

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Map Date: 8/3/2020

ZC-20-17 Transportation Master Plan-Greenway Facilities Mayan LI Zoning – 2801 Staples Road



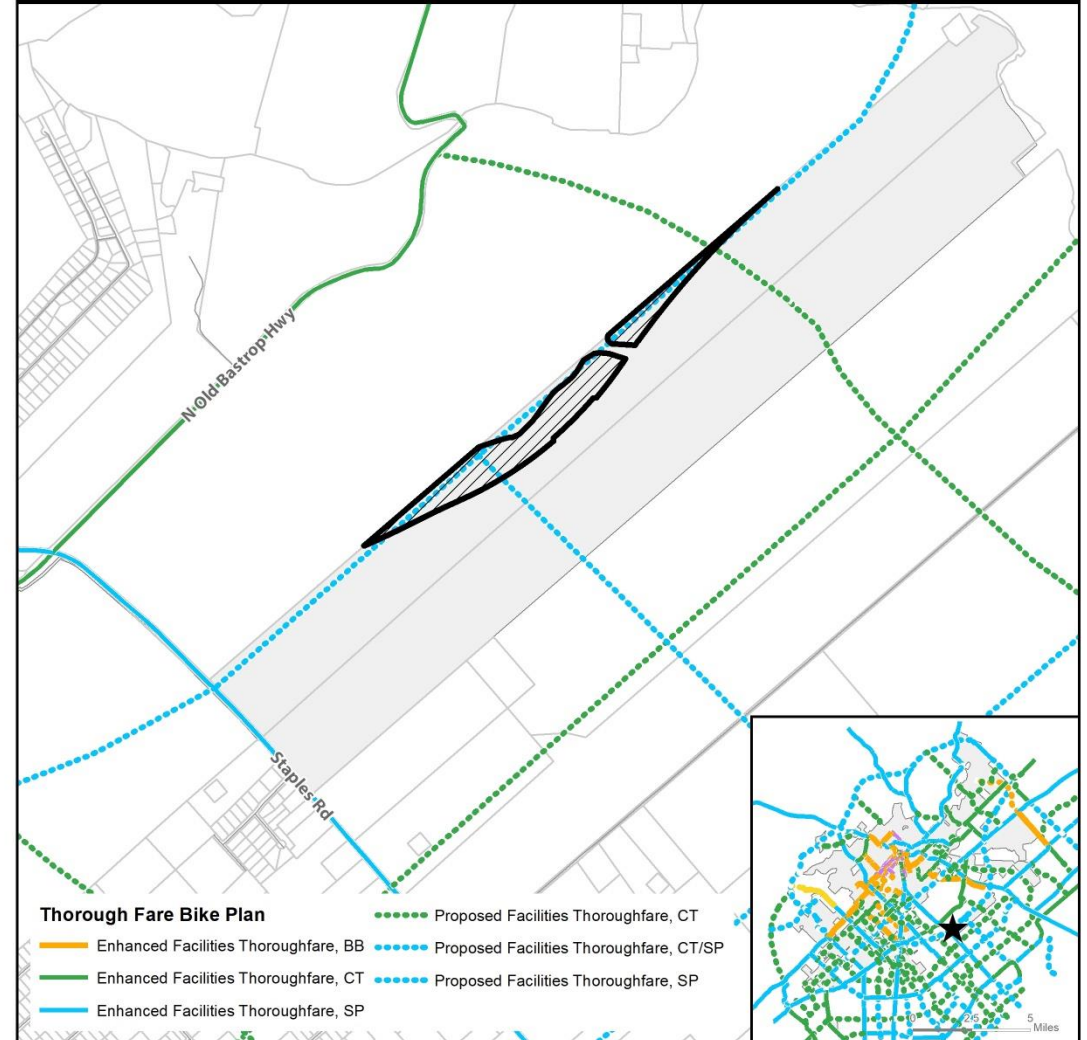
- ★ Site Location
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Map Date: 8/3/2020

ZC-20-17 Transportation Master Plan-Bicycle Facilities Mayan LI Zoning – 2801 Staples Road



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



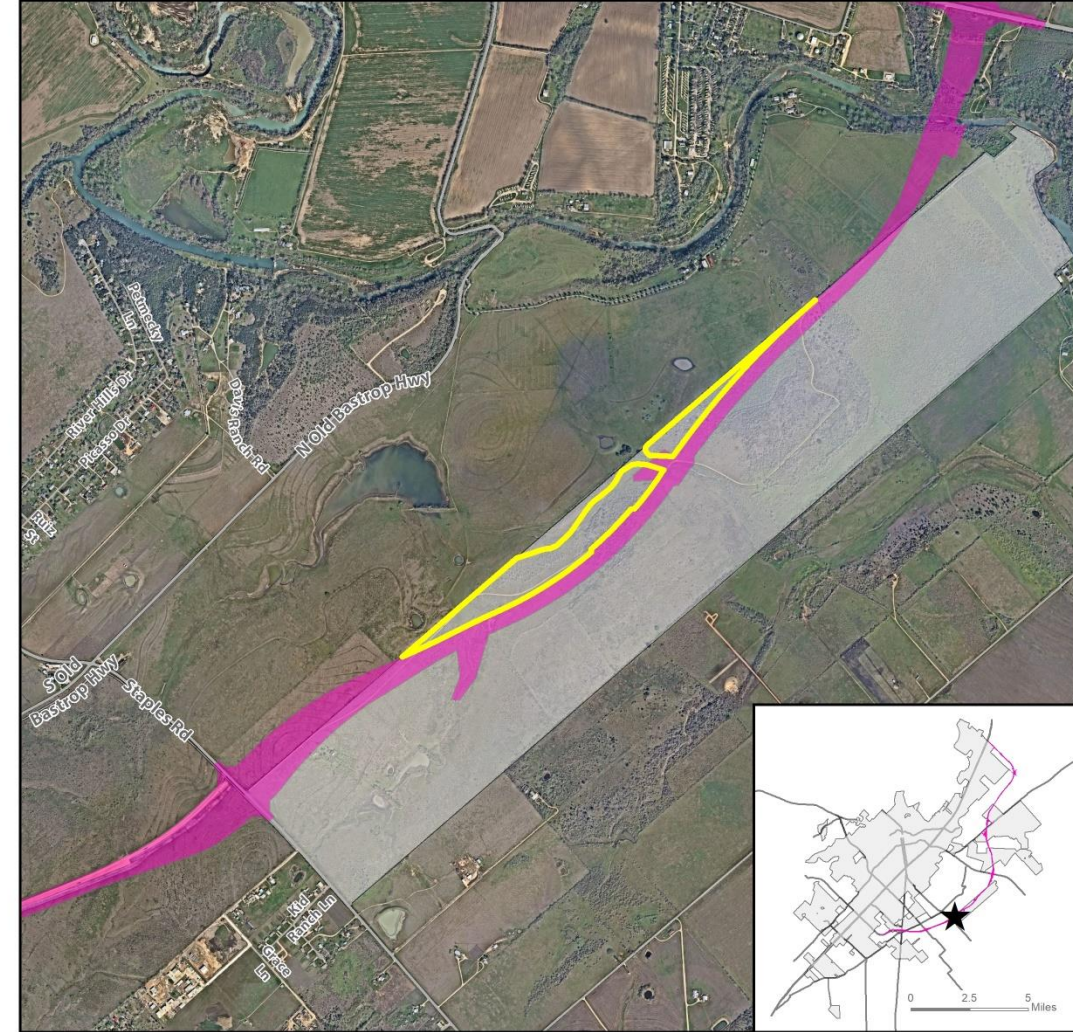
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Map Date: 8/3/2020

Additional Analysis

- **Compatibility:** LI zoning is not compatible with the existing surrounding uses such as rural and agricultural. 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. However, FM 110 is a designated Employment Corridor in the Comprehensive Plan. Employment corridors are intended to serve major employment land uses.
- **Land Use Suitability** – The subject property is in a moderately constrained area as per the Land Use Suitability map. While it is not located within the floodplain the subject property is located directly adjacent to the floodplain.

ZC-20-17 FM 110 The Mayan LI Zoning — 2801 Staples Road



Staff Recommendation:

Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff is providing a **neutral** recommendation and leaves a decision of approval or denial up to the Planning and Zoning Commission and City Council.

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	Residential / Agricultural (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	Dependent upon 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	4 stories (62 feet)
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width
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