

# Zoning Request ZC-20-16

## Rattler Storage Zoning 2835 Rattler Road



### Summary

<b>Request:</b>	Zoning change from Future Development (FD) to Light Industrial (LI)		
<b>Applicant:</b>	Gene Eitel 16902 Upper Woods Cove Austin, TX 78734	<b>Property Owner:</b>	Ian A. Olsen, Sharon R. Eitel Rattler Storage LLC 4705 Mont Blanc Bee Cave, TX 78738

### Notification

<b>Application:</b>	June 11, 2020	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	February 7, 2021	<b># of Participants</b>	N/A
<b>Posted:</b>	February 5, 2021	<b>Personal:</b>	February 5, 2021
<b>Response:</b>	None as of the date of this report		

### Property Description

<b>Legal Description:</b>	3.62 acres out of the Rebecca Brown Survey, Abstract No. 46, Hays County Texas		
<b>Location:</b>	Rattler Road between Old Bastrop Highway and Highway 123		
<b>Acreage:</b>	3.62 acres	<b>PDD/DA/Other:</b>	Res. 2020-219R
<b>Existing Zoning:</b>	Future Development	<b>Proposed Zoning:</b>	Light Industrial
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Self-Storage and Office
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	N/A
<b>Preferred Scenario:</b>	Medium Intensity	<b>Proposed Designation:</b>	Medium Intensity
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Available	<b>Floodplain:</b>	No
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey</b>	No

### Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	Public (P)	San Marcos High School	Medium Intensity
<b>South of Property:</b>	ETJ	Rattler Road/Single Family Residential	Medium Intensity
<b>East of Property:</b>	ETJ	Vacant	Medium Intensity
<b>West of Property:</b>	Public (P)	San Marcos High School	Medium Intensity

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### Staff Recommendation

<b>X</b>	<b>Approval as Submitted</b>	Alternate Approval	Denial
<b>Staff:</b> Shavon Caldwell			
<b>Title:</b> Planner		<b>Date:</b> February 17, 2021	

### History

The purpose of this zoning change to “Light Industrial” zoning is to allow for the development of an approximately 3.62-acre self-storage facility. According to the applicant and approved development agreement, the project will consist of four buildings that provide self-storage for personal property as well as space for professional office suites.

This request is being considered concurrently with an annexation request for the property. A development agreement for this property was approved by City Council on December 2<sup>nd</sup>, 2020. The development agreement stipulates that the owner apply for a Light Industrial zoning designation concurrent with a request for annexation. The agreement also includes the below additional development standards:

- No uses other than self-storage facility and office are allowed on the property
- 50% of the building façade shall be constructed of stucco or other approved masonry
- A transitional protective yard shall be provided between the structures and rear of the property

The agreement also stipulates that development applications be consistent with the submitted site plan and landscape plan that were approved as exhibits B and C of the development agreement. A copy of the approved development agreement is included in this packet for reference.

The City of San Marcos will provide wastewater services to the site. Bluebonnet Electric Cooperative will provide electric service to the site and Crystal-Clear Special Utility District will provide water services to this development. The developer will be responsible for extending facilities to and through the site as needed.

### Additional Analysis

Upon annexation, the property will be zoned “FD”, the default classification for newly annexed land. The annexation request will be considered prior to the zoning change by City Council. See Comprehensive Plan Analysis Checklist and Criteria Checklists.

### Comments from Other Departments

<b>Police</b>	No Comment
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	

<b>Zoning Request</b>	<b>Rattler Storage Zoning</b> <b>2835 Rattler Road</b>
<b>ZC-20-16</b>	



<u><b>X</b></u>			<p><b>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map</b></p> <p><i>Vision San Marcos states that the East Village Medium Intensity Zone should include a mix of commercial, retail, and service-oriented activity as well as a variety of residential options. The Comprehensive Plan further states that as the site of San Marcos's only high school, this area has a high potential for growth.</i></p>
		<u><b>N/A</b></u>	<p><b>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area</b></p> <p><i>Studies were not complete at the time of this request.</i></p>
		<u><b>N/A</b></u>	<p><b>Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council</b></p> <p><i>None noted.</i></p>
<u><b>X</b></u>			<p><b>Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect</b></p> <p><i>The zoning request to Light Industrial is stipulated in an existing, approved development agreement.</i></p>
<u><b>X</b></u>			<p><b>Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified</b></p> <p><i>The approved development agreement has restricted permitted uses to only those deemed appropriate in the immediate are of the land to be reclassified.</i></p>
<u><b>X</b></u>			<p><b>Whether the proposed zoning will reinforce the existing or planned character of the area</b></p> <p><i>Approval of this zoning change would allow the property to develop according to the vision of the Comprehensive Plan, which states that the community needs a variety of service-oriented uses and activities and directs growth to the East Village Medium Intensity Zone.</i></p>
<b>Evaluation</b>			<b>Criteria for Approval (Sec.2.5.1.4)</b>
<b>Consistent</b>	<b>Inconsistent</b>	<b>Neutral</b>	

**Zoning Request****ZC-20-16****Rattler Storage Zoning****2835 Rattler Road**

<u>X</u>			<p><b>Whether the site is appropriate for the development allowed in the proposed district</b></p> <p><i>The property is vacant and shown to be in a low constrained area on the Land Use Suitability map. In addition, the owner has submitted a site plan as exhibit B of the development agreement. The site plan conforms with standards in the San Marcos Development Code and may only be amended to increase conformance.</i></p>
		<u>N/A</u>	<p><b>Whether there are substantial reasons why the property cannot be used according to the existing zoning</b></p> <p><i>The property is currently not zoned as it is located outside of the City Limits.</i></p>
<u>X</u>			<p><b>Whether there is a need for the proposed use at the proposed location</b></p> <p><i>The Comprehensive Plan calls for a mix of uses at this location including service-oriented uses.</i></p>
<u>X</u>			<p><b>Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development</b></p> <p><i>The property will be serviced by City wastewater. Crystal Clear SUP will provide water service and Bluebonnet Electric will provide electrical services.</i></p>
<u>X</u>			<p><b>Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property</b></p> <p><i>Potential impacts have been mitigated for with the development agreement. The development agreement prohibits uses other than self-storage and office and includes additional architectural and landscape standards.</i></p>
		<u>N/A</u>	<p><b>For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5</b></p> <p><i>This request is not for a Neighborhood Density District.</i></p>
<b>Evaluation</b>			<b>Criteria for Approval (Sec.2.5.1.4)</b>
<b>Consistent</b>	<b>Inconsistent</b>	<b>Neutral</b>	

<b>Zoning Request</b>	<b>Rattler Storage Zoning</b> <b>2835 Rattler Road</b>
<b>ZC-20-16</b>	



			<p><b>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management</b></p> <p><i>The subject property is located in a low to moderately constrained area and there are no enhanced protection zones on the property.</i></p>
			<p><b>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</b></p> <p><i>None noted.</i></p>