



Legislation Details (With Text)

File #: ZC-20-17 **Version:** 1 **Name:**

Type: Action Item **Status:** Reported to Council

File created: 7/28/2020 **In control:** Planning and Zoning Commission

On agenda: 8/11/2020 **Final action:**

Title: 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, located at 2801 Staples Road.

Sponsors:

Indexes:

Code sections:

Attachments: 1. ZC-20-17 Staff Report, 2. ZC-20-17_Maps, 3. ZC-20-17 Comp Plan Analysis Checklist, 4. ZC-20-17 Code Comparison, 5. ZC-20-17 Personal Notification Letter, 6. ZC-20-17 Application, 7. ZC-20-17 PZ Presentation

Date	Ver.	Action By	Action	Result
8/11/2020	1	Planning and Zoning Commission	recommended for denial	Pass

AGENDA CAPTION:

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, located at 2801 Staples Road.

Meeting date: August 11, 2020

Department: Planning & Development

Amount & Source of Funding

Funds Required: n/a

Account Number: n/a

Funds Available: n/a

Account Name: n/a

Fiscal Note:

Prior Council Action: n/a

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- Economic Development - Choose an item.
- Environment & Resource Protection - Choose an item.
- Land Use - Direct Growth, Compatible with Surrounding Uses
- Neighborhoods & Housing - Choose an item.
- Parks, Public Spaces & Facilities - Choose an item.
- Transportation - Safe, Well coordinated transportation system implemented in an environmentally sensitive manner
- Core Services
- Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

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Background Information:

The subject property is within City limits and was annexed in 2008. The property is currently vacant and is surrounded almost exclusively by vacant, rural/agricultural land as well as the San Marcos River along the northernmost extent of the subject tract and some existing residential and commercial uses in the Redwood community along the southernmost extent of the subject tract. In addition, FM 110 is proposed to be located directly adjacent to the subject property and right-of-way has already been dedicated in order to provide for the future construction of FM 110.

The purpose of this zoning change to “Light Industrial” is to allow for the development of approximately 38 acres of future light industrial and commercial uses along the future FM 110 corridor.

The applicant is also requesting a rezoning to CD-3, CD-4, and CD-5 for approximately 342 additional acres in the vicinity of the future FM 110 corridor between Staples Road and the San Marcos River. These requests are being considered as separate zoning requests (ZC-20-18, ZC-20-19, ZC-20-20).

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

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Council Committee, Board/Commission Action:

n/a

Alternatives:

n/a

Recommendation:

The Development Code states that a request for Light Industrial zoning in an Area of Stability - Low Intensity designation is “Not Preferred” and requires additional scrutiny as outlined in the staff report. Although the proposed zoning change to Light Industrial is not preferred in this area and not compatible with surrounding existing uses (rural and agricultural land and the adjacent 100-year floodplain) the subject property’s location abutting the proposed FM 110 San Marcos eastern loop may provide justification for support as it meets the intent of an “Employment Corridor” identified on the Preferred Scenario Map. FM 110 is identified as a major transportation network and will be initially funded by a Transportation Reinvestment Zone (TRZ) to capture a portion of the increased value of development occurring along the alignment.

Due to the varying factors regarding current and future land configurations around the subject property, staff is providing a **neutral** recommendation and leaves a decision of approval, denial, or a recommendation of a lesser zoning district up to the Planning and Zoning Commission and City Council.