



## Legislation Details (With Text)

<b>File #:</b>	Ord. 2015-23 (b)	<b>Version:</b>	1	<b>Name:</b>	
<b>Type:</b>	Ordinance	<b>Status:</b>		Individual Consideration	
<b>File created:</b>	7/10/2015	<b>In control:</b>		City Council	
<b>On agenda:</b>	7/21/2015	<b>Final action:</b>			
<b>Title:</b>	Consider approval of Ordinance 2015-23, on the second of two readings, amending the Official Zoning Map of the City by rezoning 101.199 acres, more or less of land in the 1300 block of East McCarty Lane from "GC" General Commercial to "HI" Heavy Industrial District, and including procedural divisions.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Ordinance, 2. Ordinance Exhibit A-Property Description, 3. Council Cover Memo, 4. Addresses, 5. Location Map, 6. Aerial, 7. Staff Report, 8. Comp Plan Analysis, 9. Use Comparison, 10. Application				
Date	Ver.	Action By	Action		Result

### **AGENDA CAPTION:**

Consider approval of Ordinance 2015-23, on the second of two readings, amending the Official Zoning Map of the City by rezoning 101.199 acres, more or less of land in the 1300 block of East McCarty Lane from "GC" General Commercial to "HI" Heavy Industrial District, and including procedural divisions.

**Meeting date:** July 7, 2015 - 1<sup>st</sup> Reading  
July 21, 2015 - 2<sup>nd</sup> Reading

**Department:** Planning & Development Services

**Funds Required:** N/A  
**Account Number:** N/A  
**Funds Available:** N/A  
**Account Name:** N/A

**CITY COUNCIL GOAL:** Beautify and Enhance the Quality of Life of San Marcos

**COMPREHENSIVE PLAN ELEMENT(s):** *Economic Development: Goal 4*

### **BACKGROUND:**

The subject site consists of approximately 101.199 acres of vacant, unplatted land out of the Juan M Veramendi Survey. The subject property fronts onto McCarty Lane and is currently the termination point of Leah Ave. With the exception of the PODS storage facility to the north, the property is abutted by vacant land.

The applicant is requesting a zoning change from General Commercial (GC) to Heavy Industrial (HI) for the

entire property. Prior to any site or building permit being issued, the property will need to be platted, which will include road and wastewater extensions. A Watershed Protection Plan Phase 2 will need to be approved due to an increase in impervious cover. Public Improvement Construction Plans will be required for the construction of the road and wastewater line.

Heavy Industrial zoning would allow most commercial, manufacturing, industrial, and wholesale uses. The zoning application does not indicate a proposed use for the property.

Staff recommends **approval** of the zoning change request. P&Z recommends approval as well.

A Public Hearing was held on July 7, 2015 at City Council and no one spoke for or against.