



Legislation Details (With Text)

File #:	AC-20-05	Version:	1	Name:	
Type:	Action Item	Status:		Passed	
File created:	4/24/2020	In control:		Planning and Zoning Commission	
On agenda:	5/12/2020	Final action:		5/12/2020	
Title:	AC-20-05 (Maximum Block Perimeter) Hold a Public Hearing and consider a request from Jermi Henry for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.6.1 of the San Marcos Development Code related to the proposed City of San Marcos Public Services Facility near the intersection of FM 110 and Hwy 123, Hays County, Texas. (W. Parrish)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. AC-20-05 Staff Report, 2. AC-20-05 Map Packet, 3. AC-20-05 Site Plan, 4. AC-20-05 Application Packet, 5. AC-20-05 PZ Presentation, 6. Hays County Detention Center Email

Date	Ver.	Action By	Action	Result
5/12/2020	1	Planning and Zoning Commission	approved with conditions	Pass

AGENDA CAPTION:

AC-20-05 (Maximum Block Perimeter) Hold a Public Hearing and consider a request from Jermi Henry for an Alternative Compliance to the maximum block perimeter requirements in Section 3.6.6.1 of the San Marcos Development Code related to the proposed City of San Marcos Public Services Facility near the intersection of FM 110 and Hwy 123, Hays County, Texas. (W. Parrish)

Meeting date: May 12, 2020

Department: Planning and Development Services

Amount & Source of Funding

Funds Required: [Click or tap here to enter text.](#)

Account Number: [Click or tap here to enter text.](#)

Funds Available: [Click or tap here to enter text.](#)

Account Name: [Click or tap here to enter text.](#)

Fiscal Note:

Prior Council Action: [Click or tap here to enter text.](#)

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 - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Core Services
- ☐ Not Applicable

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

Background Information:

The applicant is requesting an Alternative Compliance to deviate from the maximum block perimeter standards that apply within the Light Industrial zoning district.

The maximum block perimeter for Light Industrial zoning is 5,000 feet. If approved, this request would extend the block perimeter to approximately 7,400 feet, based on the Transportation Master Plan.

Based on potential block perimeter measurements, in order to maintain the 5,000 lineal foot block perimeter, the applicant would be required to place a street adjacent to the Hays Detention Center along the longest face of the lot.

Adding an additional road frontage adjacent to the detention center has the potential to hamper security measures associated with a secured correctional facility.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff has reviewed the request and is recommending **approval** with the following condition:

1. The Alternative Compliance shall not expire.