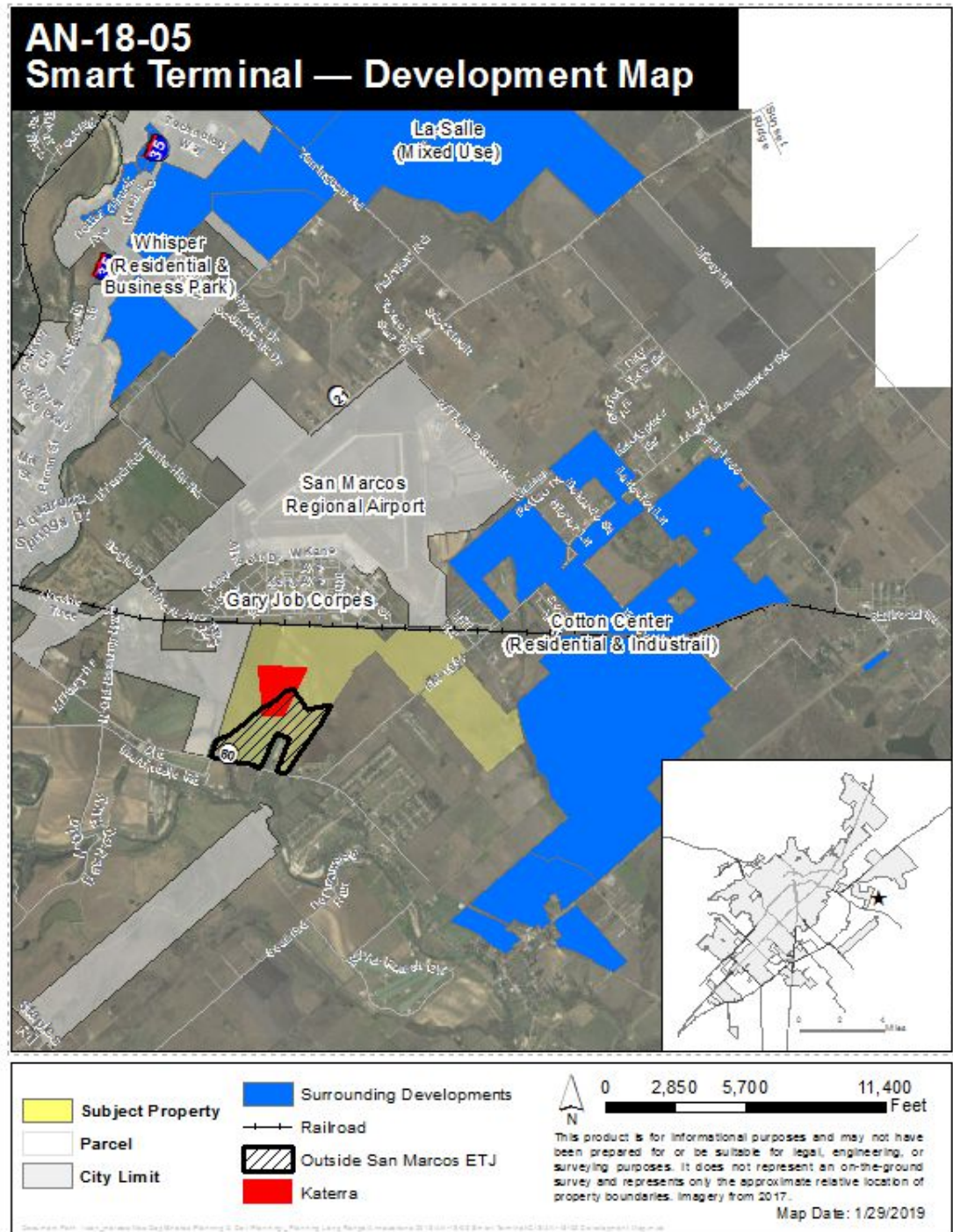




Location:

- Approximately 734.6 acres located near Highway 80 and FM 1984
- Surrounding uses include Gary Job Corps, San Marcos Regional Airport, agricultural uses, and single-family residences.





Light Industrial Vs Heavy Industrial

	Light Industrial	Heavy Industrial
Impervious Cover	80%	80%
Water Quality Standards	Apply	Apply
Light Industrial Uses	Allowed	Allowed
Outdoor Storage	Allowed with additional screening	Allowed
Urban Farm	Allowed	Prohibited
Professional Offices	Allowed	Prohibited
Emergency Clinic	Allowed	Prohibited
Wrecking / Junk Yard	Prohibited	Allowed



Proposed Prohibited Land Uses

- Acid manufacture.
- Auto wrecking yards.
- Bulk storage of fuel, liquefied petroleum and flammable liquids. Cement, lime, gypsum or plaster of Paris manufacture. Distillation of bones.
- Explosives manufacture or storage.
- Fertilizer manufacture and storage.
- Garbage, offal or dead animal reduction or dumping.
- Gas manufacture.
- Iron and steel manufacture.
- Junkyards, including storage, sorting, baling or processing of rags.
- Manufacture of carbon batteries.
- Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.
- Manufacture of rubber, glucose, or dextrin. Monument or marble works.
- Oil compounding and barreling plants. Paper or pulp manufacture.
- Petroleum or its products (refining of). Railroad roundhouses or shops.
- Rock crushers.
- Smelting of tin, copper, zinc or iron ores. Steel furnaces.
- Stockyards or slaughtering.
- Structural iron or pipe works.
- Sugar refineries.
- Tar distillation or manufacture.



Proposed Additional Permitted Land Uses

- Professional Office
- Hotel/Motel
- Vehicle Repair (Train Maintenance)
- Building Material Sales (McCoy's)
- Eating Establishment
- Day Care Services



Impervious Cover

City Requirements:

- Existing slopes between 15% and 25% are limited to 35% impervious cover.
- Existing slopes greater than 25% are limited to 20% impervious cover.
- No impervious cover is allowed within a Water Quality Zone, except for limited instances
- Limited impervious cover is allowed within a Buffer Zone.

Potential Developer Discussion:

- Voluntary 72% overall development Impervious Cover limitation
- Allow variation within individual lots

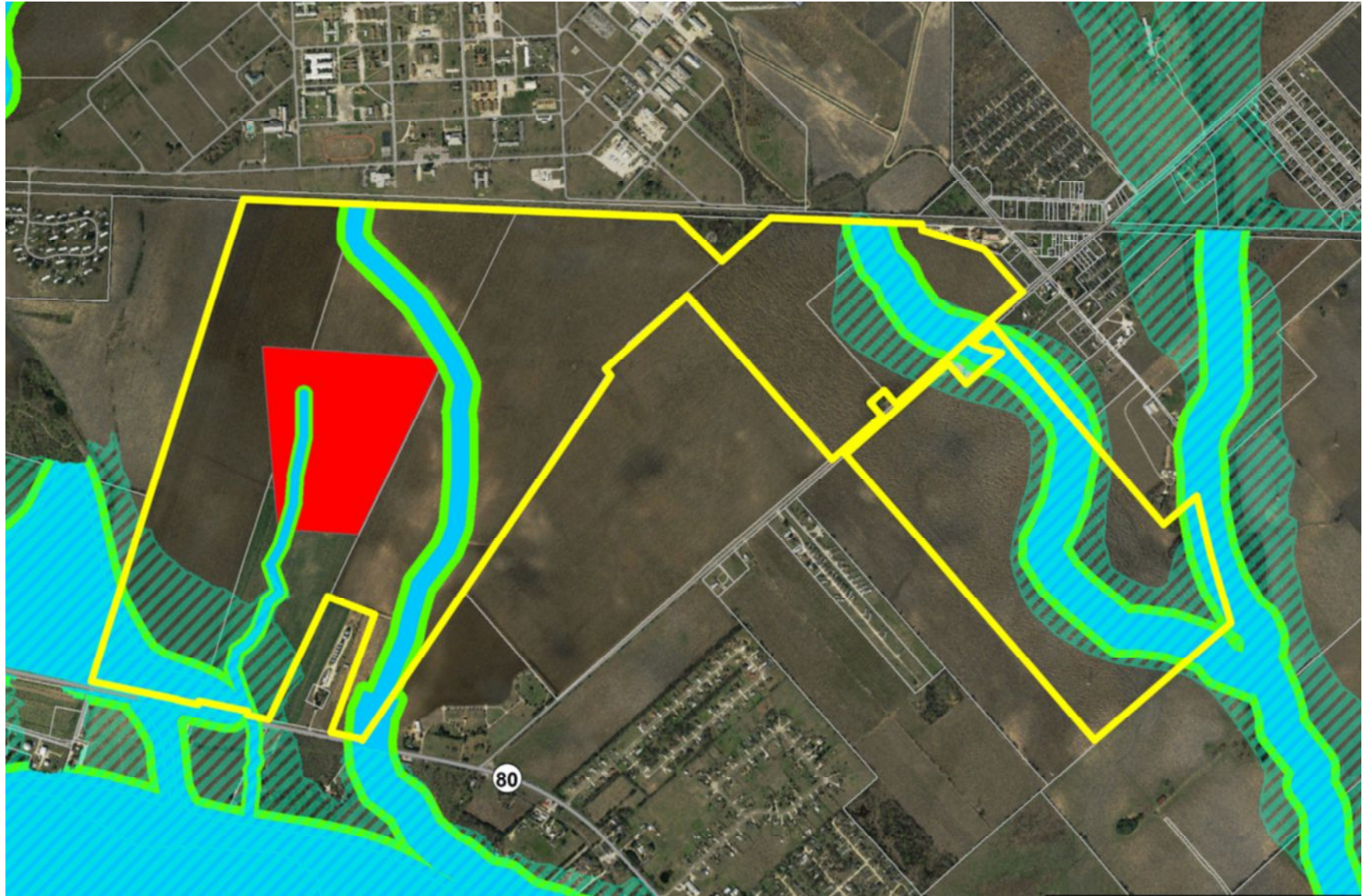
Floodplain

City Requirements:

- City Ordinance treats all floodplain as floodway.
- Hydraulic analysis is required for improvement within the floodplain showing no-rise.
- Floodplain storage volume must be maintained.
- Building lowest floor elevation must be 2-feet above the floodplain.

Potential Developer Discussion:

- Coordination with adjacent upstream property owners to manage flows.





Water Quality

City Requirements:

- Stormwater quality treatment is not required as site is outside Recharge Zone, Transition Zone, SM River Protection Zone, and SM River Corridor and stormwater .
- Water Quality and Buffer Zones are located within the development.

Potential Developer Discussion:

- 70% Total Suspended Solids removal
- Compliance with water volume reduction for stream erosion control