



# Public Hearing

## ZC-25-01

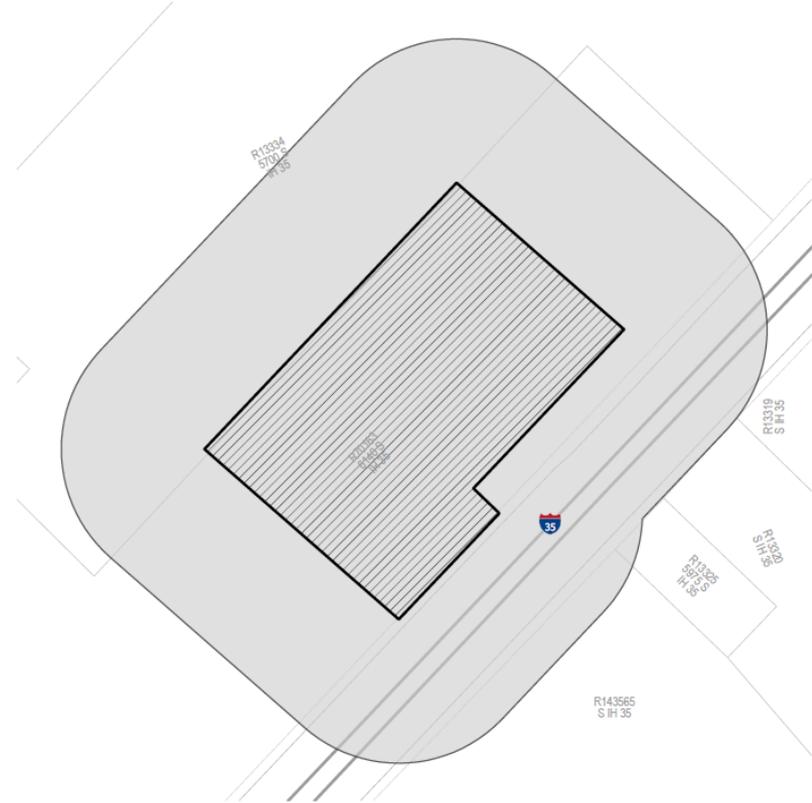
### 6000 Block S IH 35/ FD to HI

ZC-25-01 (6000 Block S IH 35/ FD to HI) Hold a public hearing and consider a request by Pamela Madere, Jackson Walker, LLP, on behalf of Tim Hatch, San Marcos Business Park, LP, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 15.48 +/- acres of land out of the Samuel Craft Survey, Abstract A-89, generally located along the southbound IH 35 frontage road, 1,500 feet south of Industrial Fork. (L. Clanton)



# Property Information

- Approximately 15.48 acres
- IH 35 southbound frontage road, south of Heldenfels Industrial Park
- Located within ETJ, annexation concurrently considered by City Council (AN-25-01)



- ▨ Subject Property
- 400ft Buffer
- Parcel



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Date: 1/22/2025



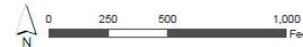


# Context & History

- Currently Vacant
- Surrounding Uses
  - Construction service
  - Heavy equipment rentals
  - RV park
  - Vacant/ agricultural



- Subject Property
- Parcel
- City Limit



N

0

250

500

1,000

Feet

Site Location



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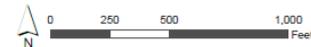
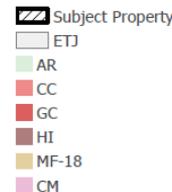
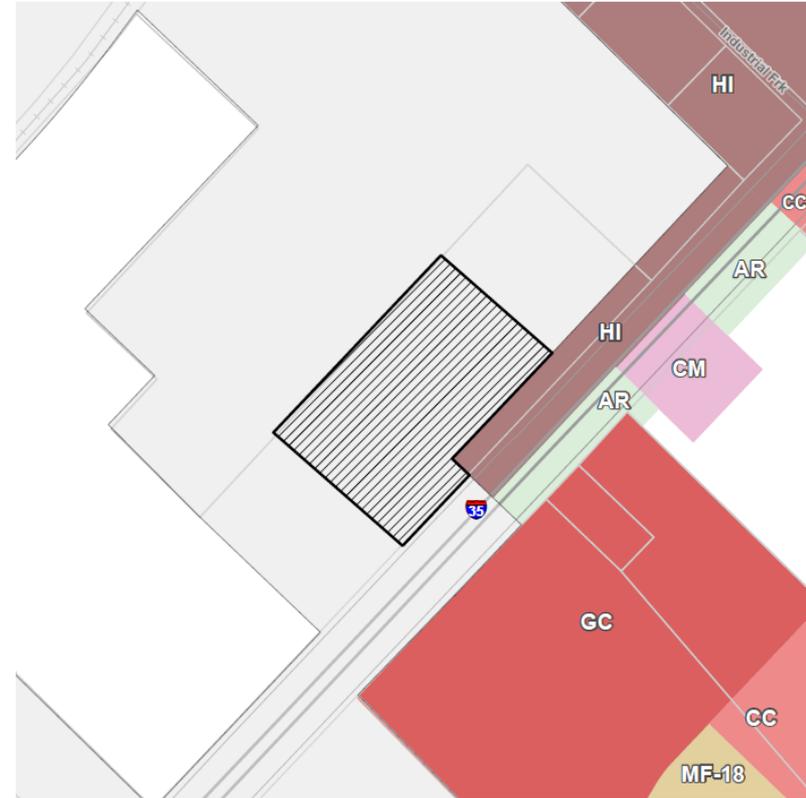
# Context & History

- Existing Zoning:  
Future Development (FD)
  - Temporary zoning upon annexation. Limited development allowed.
- Proposed Zoning:  
Heavy Industrial (HI)
  - Allows high impact manufacturing and industrial uses

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6000 Block S IH 35 - FD to HI

Zoning



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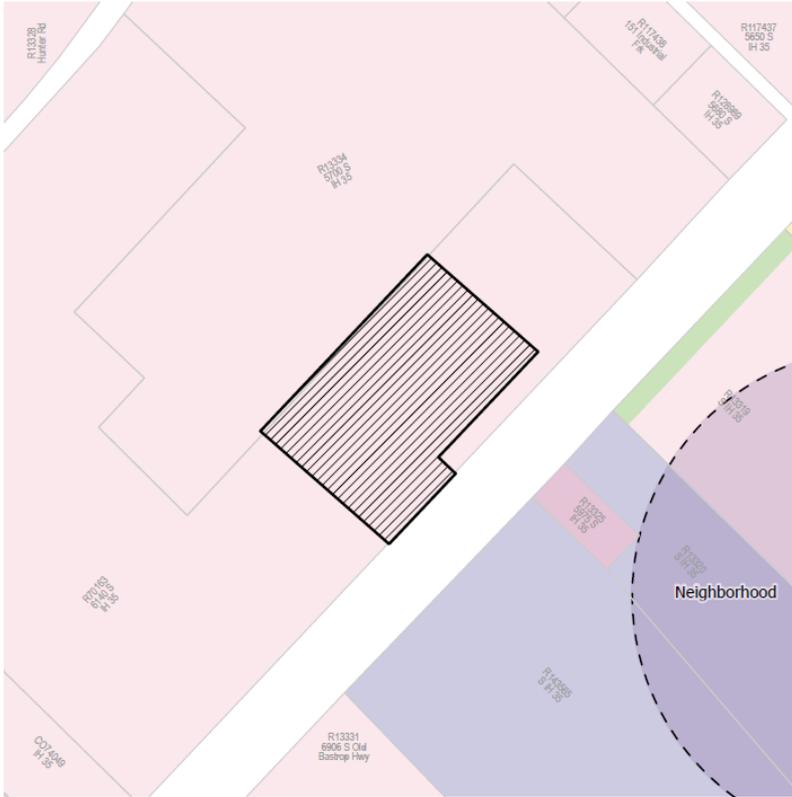
6000 Block S IH 35 - FD to HI

Preferred Scenario  
Vision SMTX

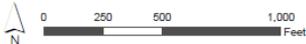
# Comprehensive Plan Analysis

## Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Commercial/ Employment Low
- Low to mid-intensity commercial, office, and industrial uses situated on or near highways, relying largely on arterial roads and internal circulation, with opportunities for multi-use pathways



- Subject Property
- Parcel
- Preferred Scenario Centers
- Neighborhood Medium
- Mixed Use Medium
- Commercial/Employment Medium
- Commercial/Employment Low
- Conservation/Cluster



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# Comprehensive Plan Analysis

Step 2: Is the request consistent with the adopted Equivalency Table?

“HI” Heavy Industrial within “Commercial/ Employment Low”

Development Code Zoning Classifications :: Vision SMTX Comprehensive Plan Place Types

Zoning District		Place Types									
		Neighborhood Low-Existing	Neighborhood Low-New	Neighborhood Medium	Neighborhood High	Neighborhood Transition	Mixed Use Low	Mixed Use Medium	Employment/ Commercial Low	Employment/ Commercial Medium	Conservation/ Cluster
Conventional Residential	FD	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
	SF-R	C	NP	NP	-	-	-	-	-	-	-
	SF-6	C	C	NP	-	-	-	-	-	-	-
	SF-4.5	C	C	C	NP	-	-	-	-	-	-
Neighborhood Density Districts	ND-3	See Section 4.1.2.4 and 4.1.2.5 of the Development Code	C	C	NP	NP	NP	NP	-	-	-
	ND-3.2		C	C	NP	NP	NP	NP	-	-	-
	ND-3.5		C	C	C	C	NP	NP	-	-	-
	ND-4		C	C	C	C	C	NP	-	-	-
	N-CM		C	C	C	C	C	C	-	C	-
Character Districts	CD-1	C	C	NP	NP	C	-	-	NP	NP	See Section 4.1.2.6 of the Development Code
	CD-2	-	NP	-	-	-	-	-	-	-	
	CD-2.5	-	C	NP	NP	C	-	-	-	-	
	CD-3	-	C	NP	NP	C	NP	-	-	-	
	CD-4	-	NP	-	NP	NP	C	C	NP	C	
	CD-5	-	-	-	-	NP	NP	C	NP	C	
	CD-5D	-	-	-	-	-	-	C	-	-	
	PA	-	C*	-	-	-	C*	C*	C*	C*	
Special Districts	CM	-	-	-	-	-	NP	NP	C	C	NP
	HC	-	-	-	-	-	NP	NP	C	C	-
	II	-	-	-	-	-	-	-	C	NP	-
	HI	-	-	-	-	-	-	-	C	NP	-
	MH	-	C	NP	NP	NP	NP	-	-	-	NP

C= Consider NP= Not Preferred (-) = Preferred Scenario Amendment (PSA) Required

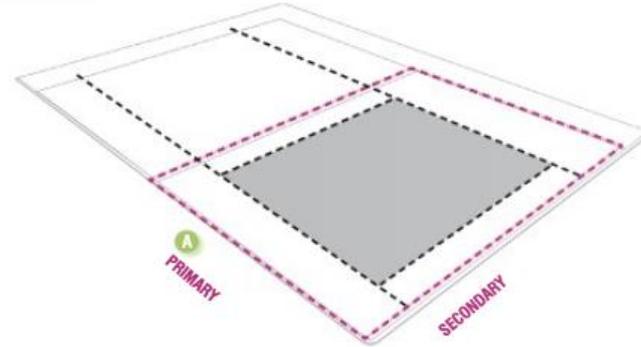
# Zoning Analysis

- Description of HI: Intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not properly associated with or are not compatible with nearby residential or commercial uses.
- Building Types: General Commercial and Civic
- Uses: Industrial and Manufacturing
- Proposed Use: Industrial Park



HI

## SECTION 4.4.4.5 HEAVY INDUSTRIAL



KEY

- Property Line (ROW)
- Metrics on This and Facing Page
- Setbacks
- Building Footprint

### DISTRICT INTENT STATEMENTS

HI is intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not properly associated with or are not compatible with nearby residential or commercial uses.

### DENSITY

Impervious Cover	80% max.
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### TRANSPORTATION

Block Perimeter	5,000 ft. max.	Section 3.6.2.1
Streetscape Type	Conventional	Section 3.8.1.7

### BUILDING TYPES ALLOWED

General Commercial	Section 4.4.5.12
Civic Building	Section 4.4.5.14

### BUILDING STANDARDS

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

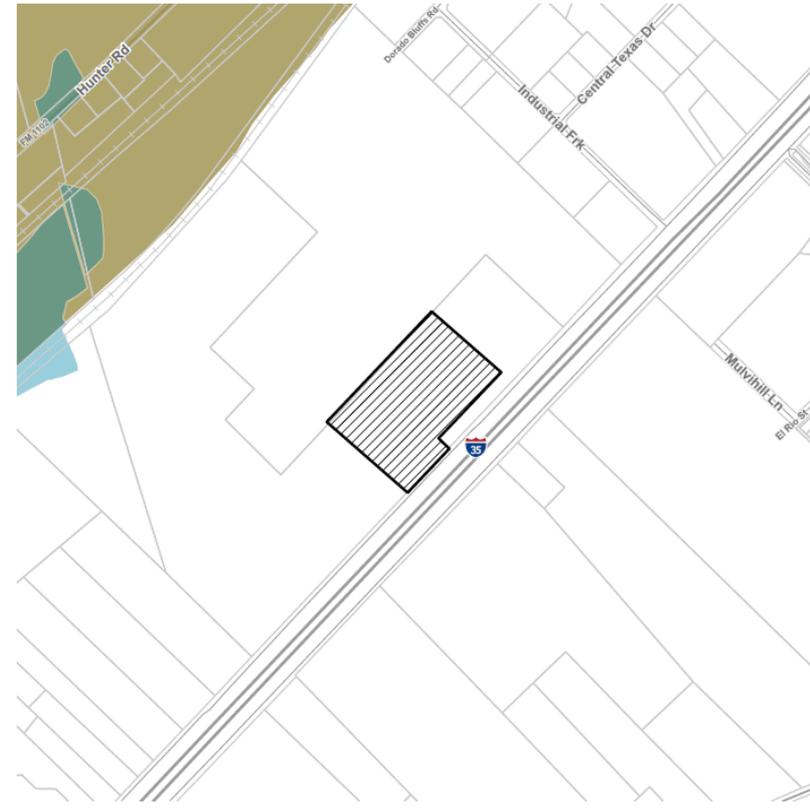
# Environmental Analysis

- No major environmental constraints

ZC-25-01

6000 Block S IH 35 - FD to HI

Environmental

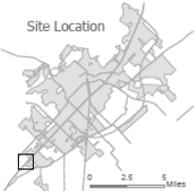


- Subject Property
- Railroad
- Parcels
- 100 Year Floodplain
- Transition Zone



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6000 Block S IH 35 - FD to HI

Thoroughfare Plan

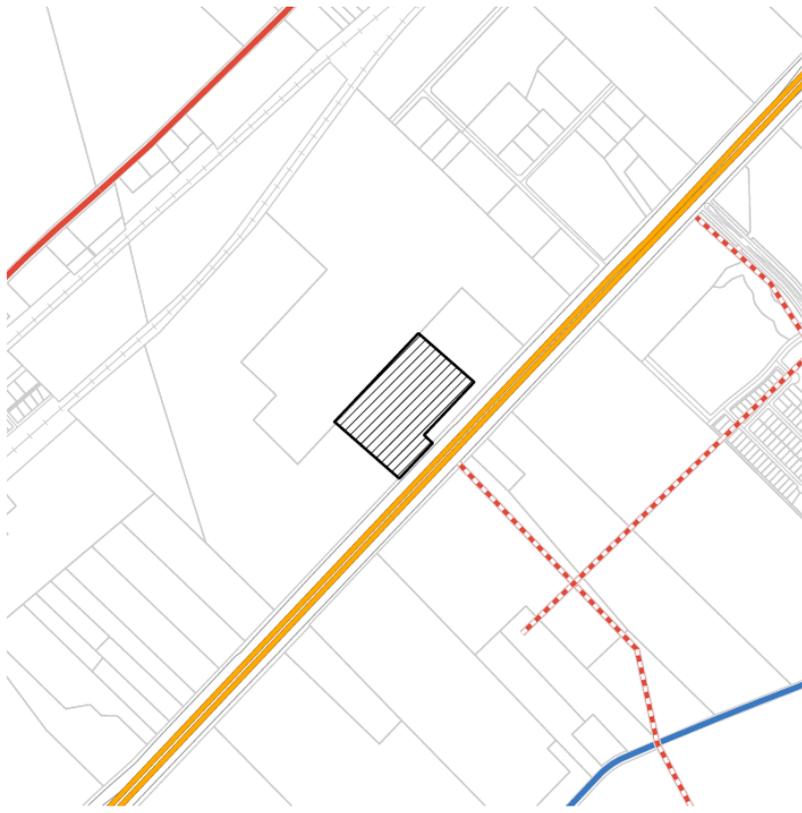
# Infrastructure

## • Streets

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (5,000 feet)
- Bicycle & Sidewalk connections

## • Utilities

- Water: Crystal Clear
- Wastewater: City of San Marcos
- Electric: Pedernales

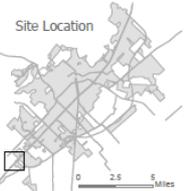


Subject Property	Enhanced, St
Enhanced, Ave	Proposed, Ave
Enhanced, Blvd	Proposed, Blvd
Enhanced, HW	Proposed, Pkwy
Enhanced, Pkwy	Proposed, St



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# Recommendation

- Staff recommends approval of ZC-25-01 as presented.



# Zoning District Comparison Chart

<b>Topic</b>	<b>Existing Zoning: Future Development (FD)</b>	<b>Proposed Zoning: Heavy Industrial (HI)</b>
<b>Zoning Description</b>	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	Heavy Industrial (HI) is intended to accommodate a broad range of high impact manufacturing or industrial uses, that by their nature create a nuisance, and which are not properly associated with or are not compatible with nearby residential or commercial uses.
<b>Uses</b>	Residential / Agricultural (See Land Use Matrix)	Primarily industrial and manufacturing uses with some allowances for civic and agricultural uses (See Land Use Matrix).
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	Dependent upon use	Depends on use.
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	Residential uses are not permitted
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories and 40'	4 stories and 62'
<b>Setbacks</b>	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	Primary structure - 20' minimum on all sides Accessory structure- 50' minimum front (primary street), 20' minimum front (secondary street) 5' minimum side and rear
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	7,000 sq ft minimum
<b>Streetscapes</b>	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
<b>Blocks</b>	No Block Perimeter Required	5,000 ft. Block Perimeter Max