



# **Public Hearings**

## **AN-25-01 & ZC-25-01**

### **6000 Block S IH 35 Annexation**

This presentation will cover the Annexation, and Zoning Request items on the August 19, 2025 City Council agenda for the +/- 18 acres located along the southbound IH 35 frontage road, 1,500 feet south of Industrial Fork.

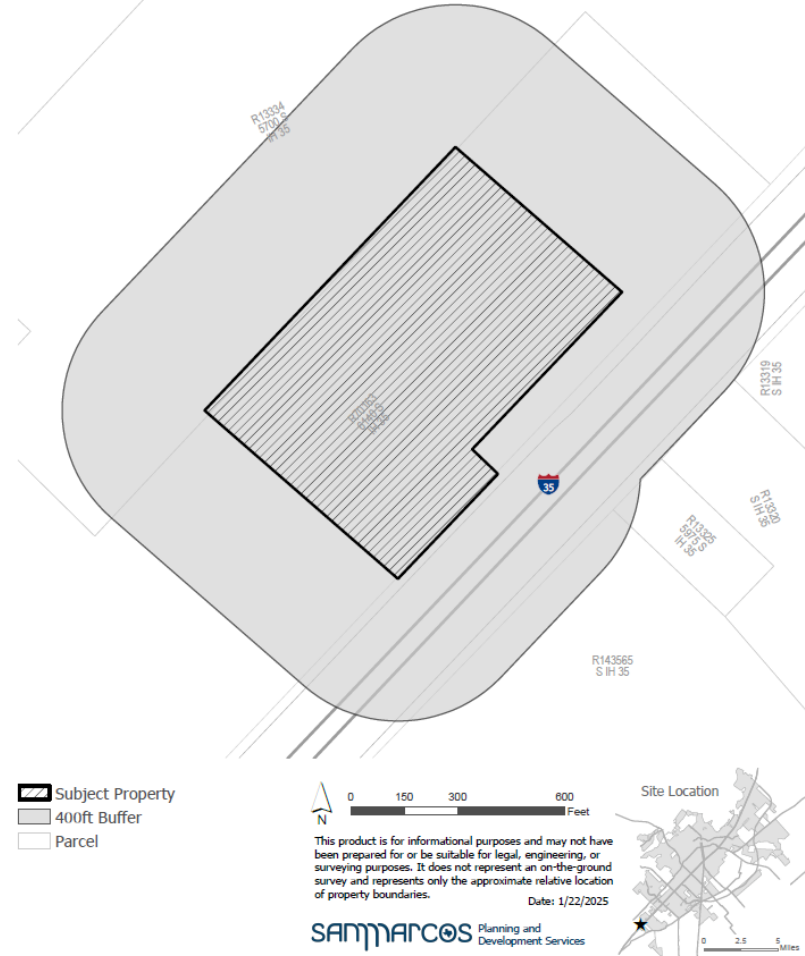
# Two Requests

1. Annexation of 18.25 acres
  - Includes adjacent right-of-way per state law
2. Zoning 15.48 acres
  - Future Development (FD) to Heavy Industrial (HI)
  - Subject property only, does not include right-of way

ZC-25-01

6000 Block S IH 35 Heavy Industrial

Notification



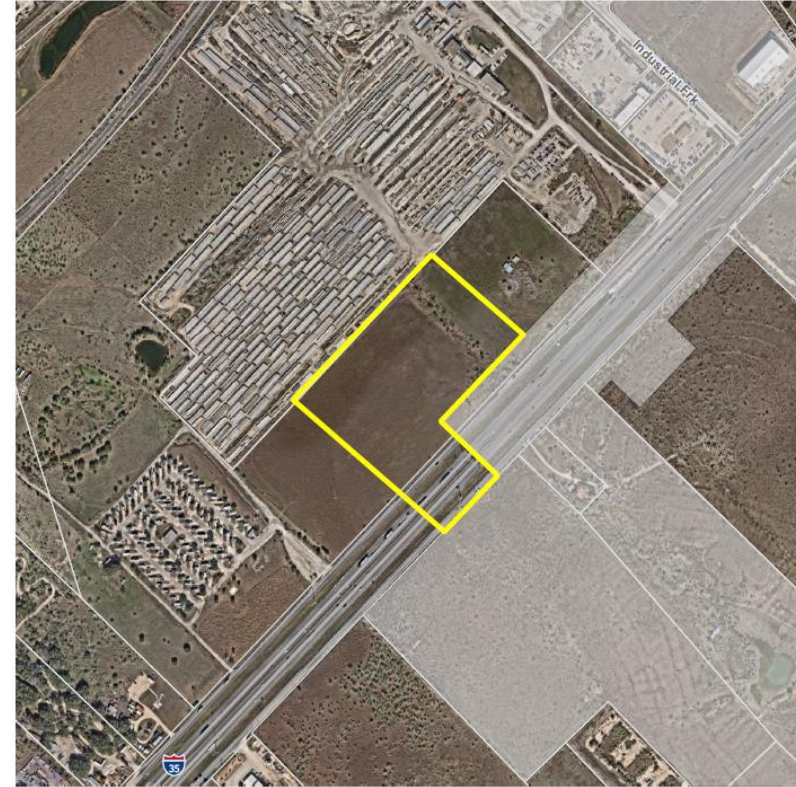
# Context

- Currently Vacant
- Surrounding Uses
  - Construction service
  - Heavy equipment rentals
  - RV park
  - Vacant/ agricultural
- Service Plan (approved 4/1/25)
  - Water: Crystal Clear
  - Wastewater: City of San Marcos
  - Electric: Pedernales

AN-25-01

6000 Block IH 35 S Annexation

Aerial



-  Subject Property
-  Parcel
-  City Limit

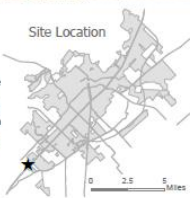


Site Location

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 1/14/2025

**SAN MARCOS** Planning and Development Services



# Context

## Existing Zoning

- None, property is in the ETJ
- Future Development (FD) upon annexation

## Surrounding Zoning

- Heavy Industrial
- Agricultural Ranch
- General Commercial
- Commercial
- ETJ (No Zoning)

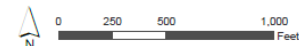
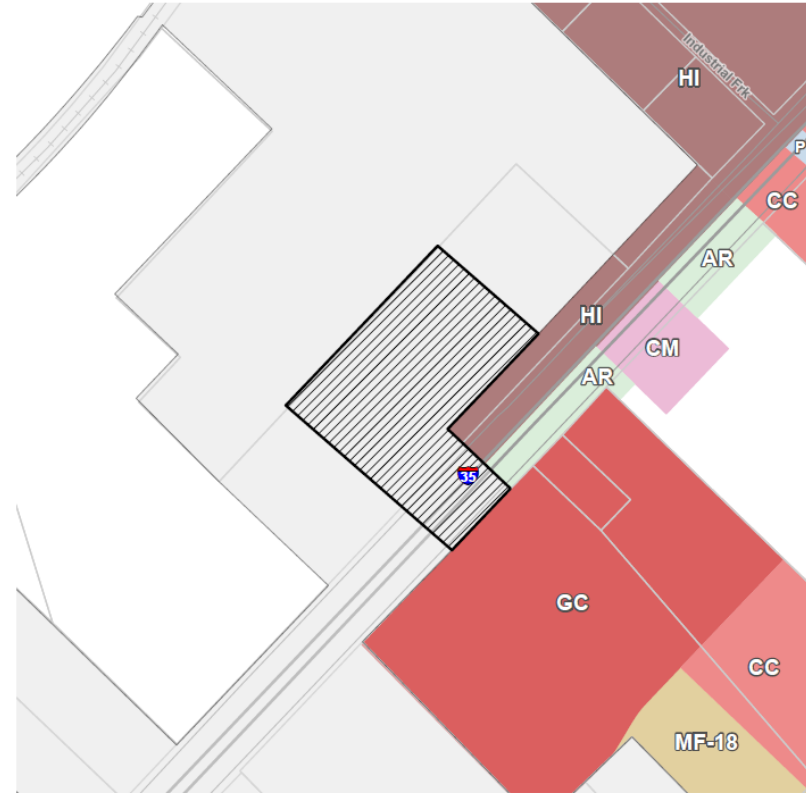
## Proposed Zoning

- Heavy Industrial (HI)

AN-25-01

6000 Block IH 35 S Annexation

Zoning



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Date: 7/28/2025

SAN MARCOS Planning and Development Services



JV

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

- ZC-25-01**

**6000 Block S IH 35 - FD to HI**

**Preferred Scenario**  
**Vision SMTX**

☐ Parcel

#### Preferred Scenario Centers

Neighborhood Medium

■ Mixed Use Medium

Commercial/Employment Medium

Commercial/Employment Low

Conservation/Cluster



### Site Location

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Date: 1/23/2025



gov



# 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

		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
Zoning District											
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*	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

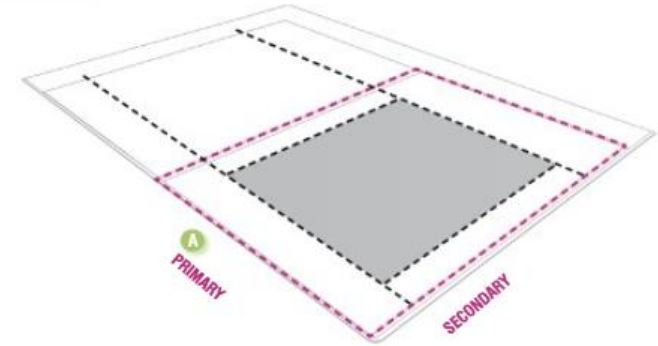
C= Consider      NP= Not Preferred      (-)= Preferred Scenario Amendment (PSA) Required

# Proposed 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.

### 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

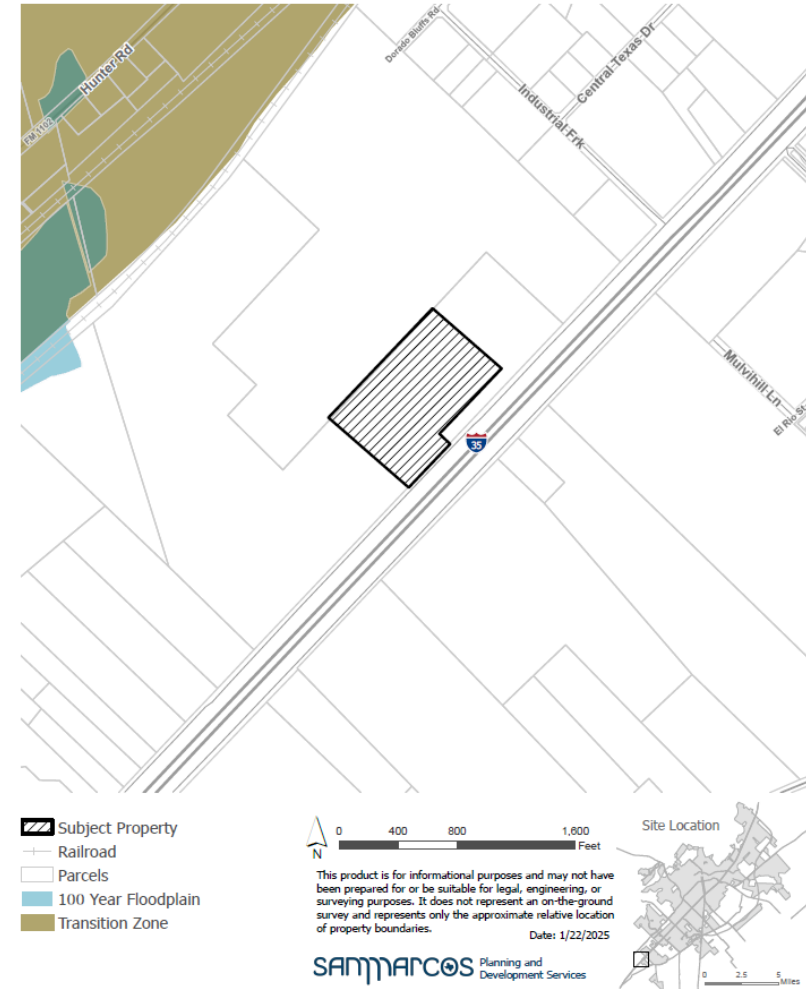
## Infrastructure

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

ZC-25-01

6000 Block S IH 35 - FD to HI

Environmental





# Annexation and Zoning Schedule



## Annexation Schedule:

- **City Council Resolution (Approval of Service Agreement and set public hearing date):** April 1, 2025
  - **City Council Ordinance 1<sup>st</sup> Reading (Public Hearing):** August 19, 2025
  - **City Council Ordinance 2<sup>nd</sup> Reading:** September 2, 2025
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## Zoning Schedule:

- **Planning and Zoning Commission (Public Hearing):** April 8, 2025
- **City Council Ordinance 1<sup>st</sup> Reading (Public Hearing):** August 19, 2025
- **City Council Ordinance 2<sup>nd</sup> Reading:** September 2, 2025

# Recommendation Summary



- Annexation:
  - Staff recommends approval.
  - No P&Z recommendation necessary
- Heavy Industrial Zoning :
  - Staff recommends approval.
  - P&Z recommended approval (8-0)
    - Discussion topics: Definition of Light Industrial / Industrial Park.  
History of adjacent heavy industrial zoning.