



# **Public Hearing**

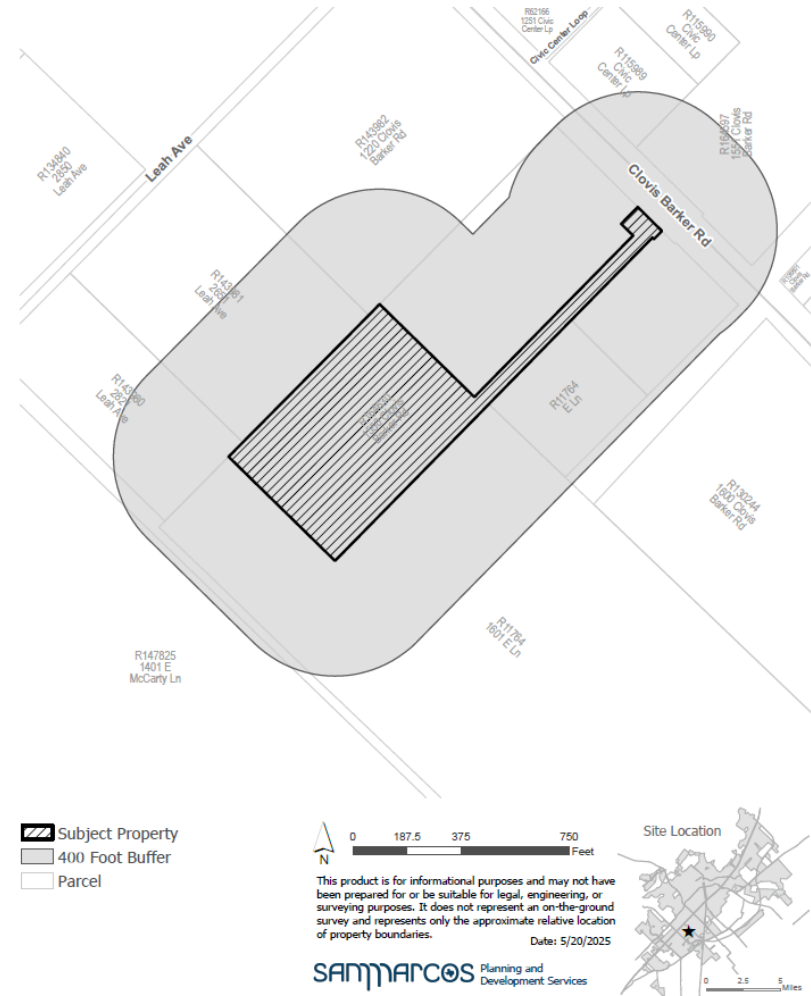
## **ZC-25-07**

### **1550 Clovis Barker Road/ FD to HC**

ZC-25-07 (1550 Clovis Barker Rd. / FD to HC) Hold a public hearing and consider a request by Kevin Carlton, Noveon Magnetics, on behalf of Eric Dunn, Urban Mining LLC, for a Zoning Change from Future Development (FD) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, for approximately 10.03 acres of land known as UMC Subdivision Lot 1, generally located 1,300 feet southeast of the intersection of Clovis Barker Road and Leah Avenue. (L. Clanton)

## Property Information

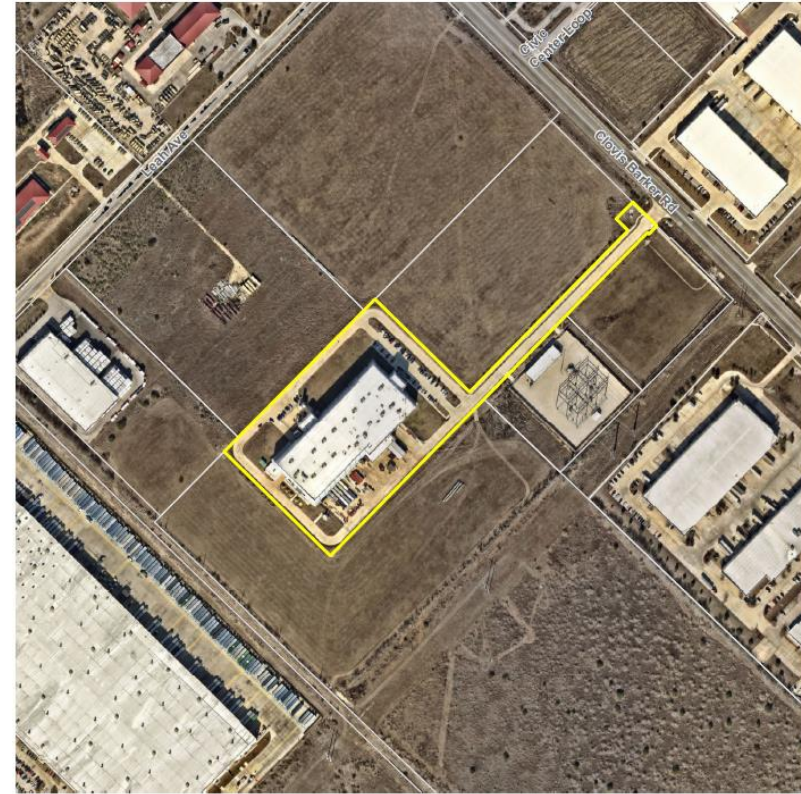
- Approximately 10.03 acres
- Clovis Barker Rd. southeast of Leah Ave. intersection, directly west of Rattler Substation
- Located within ETJ, annexation concurrently considered by City Council (AN-25-04)





# Context & History

- Noveon Magnetics manufacturer exists on the property
- Surrounding Uses
  - Warehouse & distribution
  - Light industrial services
  - U.S. Army Reserve
  - Vacant/ agricultural



Subject Property  
Parcel



0 187.5 375 750 Feet

Site Location



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Date: 5/20/2025

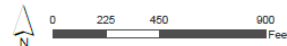
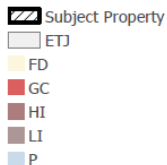
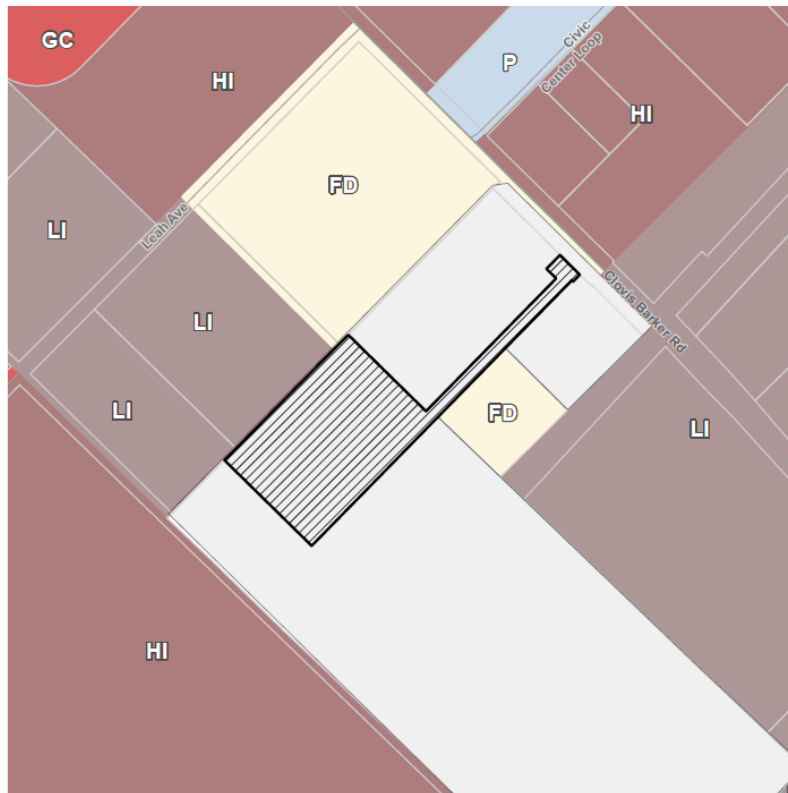
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# Context & History

- Existing Zoning:  
Future Development (FD)
  - Temporary zoning upon annexation. Limited development allowed.
- Proposed Zoning:  
Heavy Commercial (HC)
  - Allows various commercial uses



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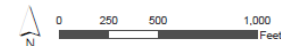
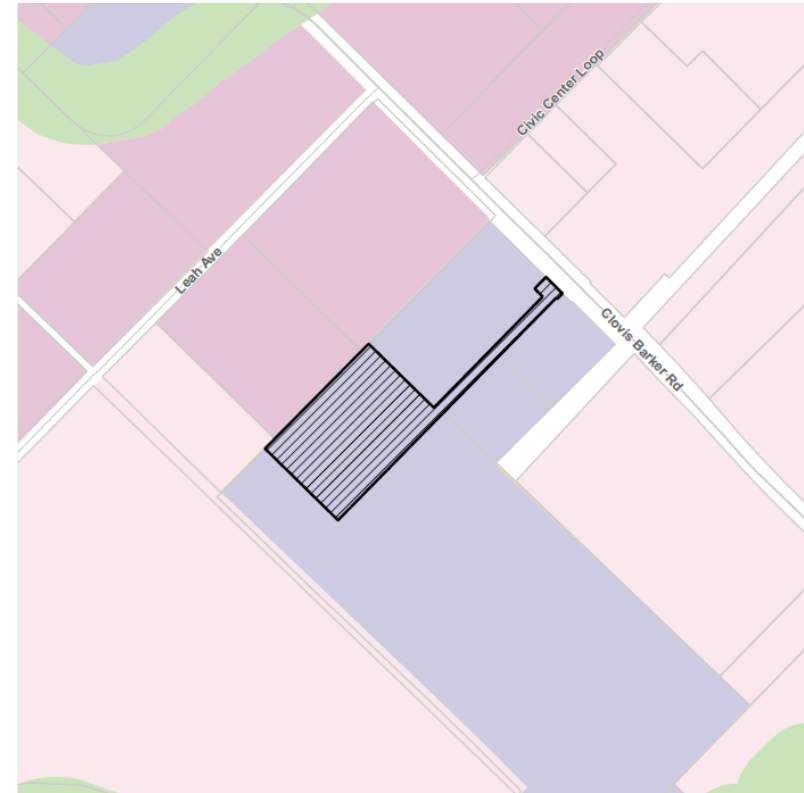


# Comprehensive Plan Analysis

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

- Existing Preferred Scenario:  
Mixed Use Medium

*“These areas are characterized by a mix of commercial and residential uses in a well-connected and walkable place.” (VisionSMTX)*



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# Comprehensive Plan Analysis (VISION SMTX)

Step 2: Is the request consistent with Table 4.1 of the Land Development Code?

## “HC” Heavy Commercial within “Mixed Use Medium”

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	-	-	
Special Districts	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
	CM	-	-	-	-	-	NP	NP	C	C	NP
	HC	-	-	-	-	-	NP	NP	C	C	-
	LI	-	-	-	-	-	-	-	C	NP	-
	HI	-	-	-	-	-	-	-	C	NP	-
Special Districts	MH	-	C	NP	NP	NP	NP	-	-	-	NP

C= Consider

NP= Not Preferred

(-) = Preferred Scenario Amendment (PSA) Required

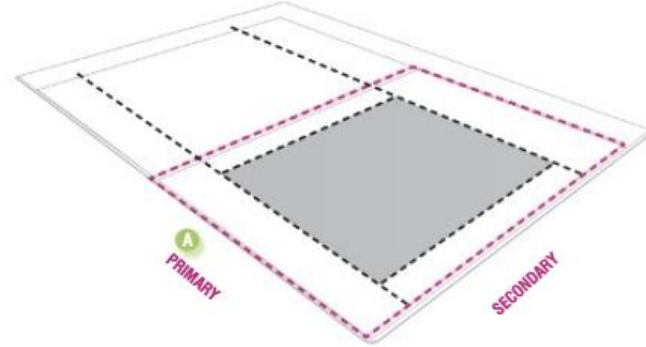
# Zoning Analysis

- Description of HC: Intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
- Building Types: General Commercial and Civic
- Uses: Commercial, Manufacturing
- Proposed Use: Light Manufacturing



## HC

### SECTION 4.4.4.3 HEAVY COMMERCIAL



#### KEY

Property Line (ROW)  
Metrics on This and Facing Page

Setbacks  
Building Footprint

#### DISTRICT INTENT STATEMENTS

HC is intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to 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.



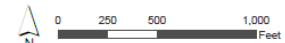
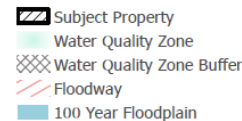
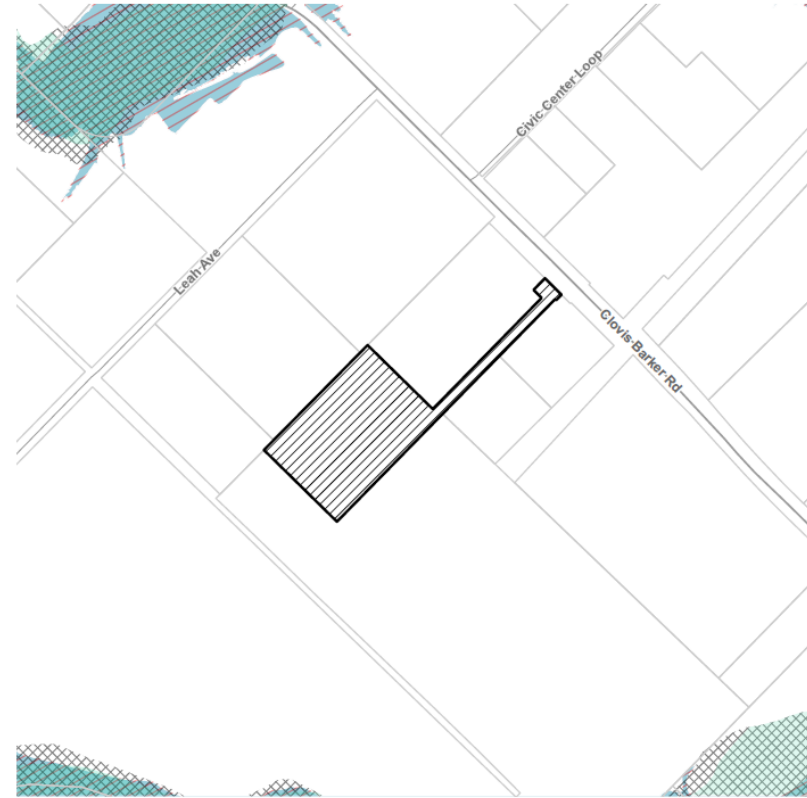
# Environmental Analysis

- No major environmental constraints

ZC-25-07

1550 Clovis Barker Road - FD to HC

Environmental



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# Infrastructure

- **Streets**

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

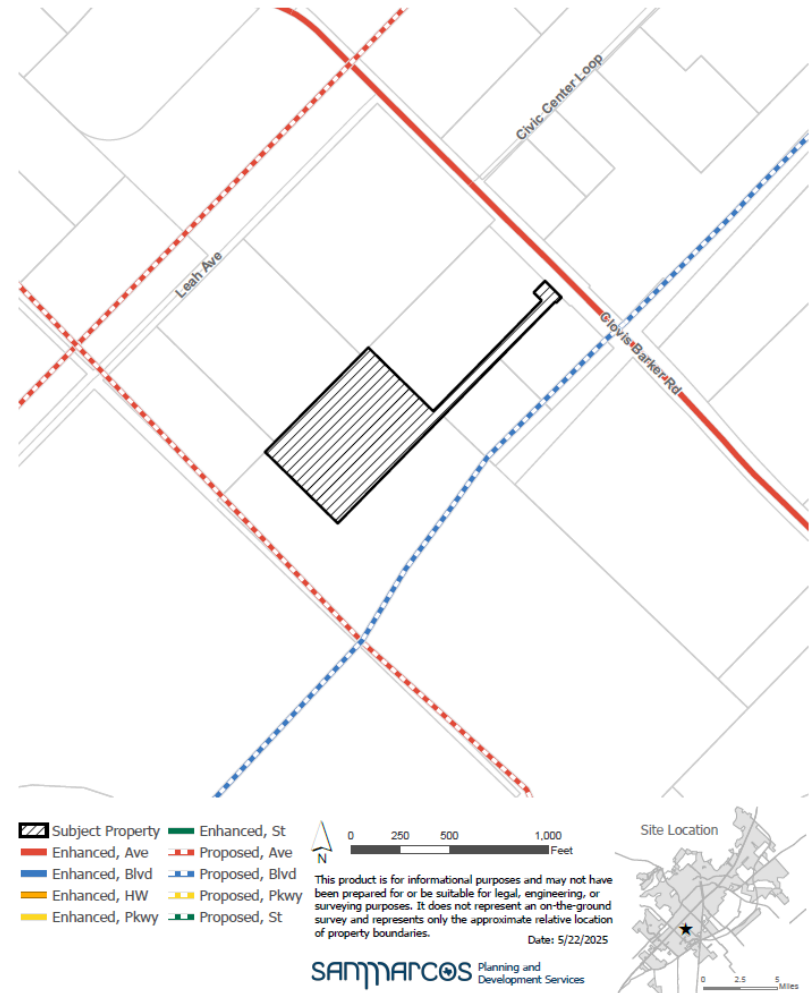
- **Utilities**

- Water: City of San Marcos
- Wastewater: City of San Marcos
- Electric: City of San Marcos

ZC-25-07

1550 Clovis Barker Road - FD to HC

Thoroughfare Plan





# Recommendation

- Staff recommends approval of ZC-25-07 as presented.

# Zoning District Comparison Chart



Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Heavy Commercial (HC)
<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 Commercial (HC) is intended to accommodate auto oriented and other heavy commercial uses. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses.
<b>Uses</b>	Residential / Agricultural (See Land Use Matrix)	Primarily commercial and manufacturing uses with some allowances for and public/institutional 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	20' minimum front, 5' minimum side, 20' minimum rear
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	6,000 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