



Public Hearing

ZC-22-15

Posey Rd Industrial Phase 2 FD/AR to HC

Consider approval of Ordinance 2022-34, on the second of two readings, amending the Official Zoning Map of the City in Case ZC-22-15, by rezoning approximately 18.61 acres, more or less, out of the Henry Warnell Survey No. 21, Hays County, Texas, generally located northwest of the intersection of I-35 South and Posey Road, from Future Development (FD) and Agricultural Ranch (AR) to Heavy Commercial (HC), or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



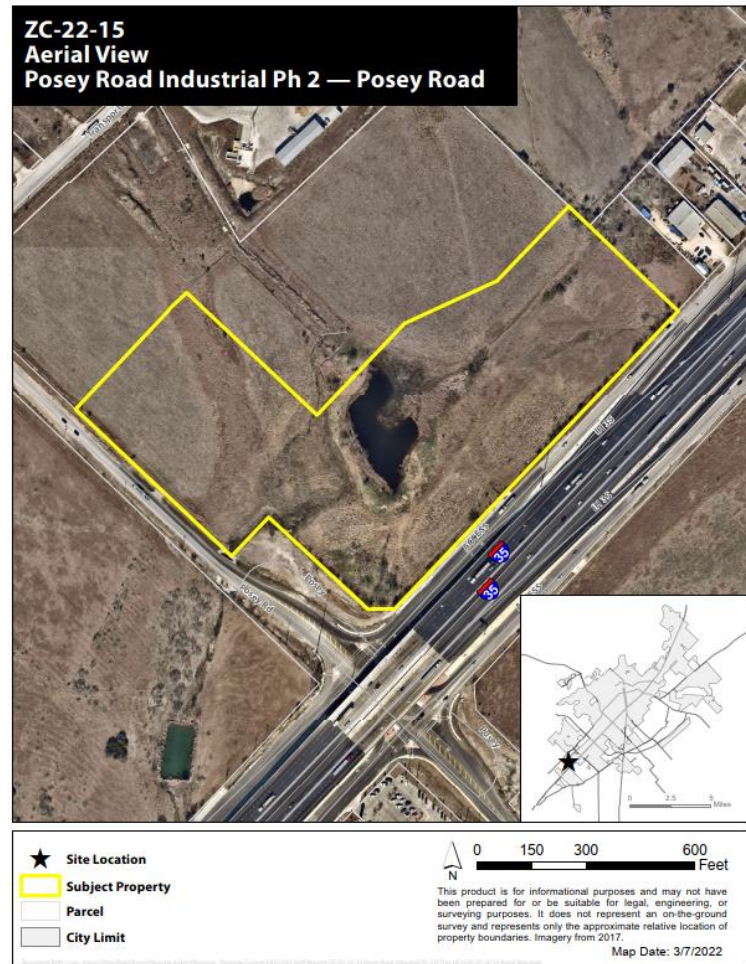
- Approximately 18 acres
- Located at I-35 and Posey Rd
- Majority of site is located within ETJ, annexation concurrently considered by City Council





Context & History

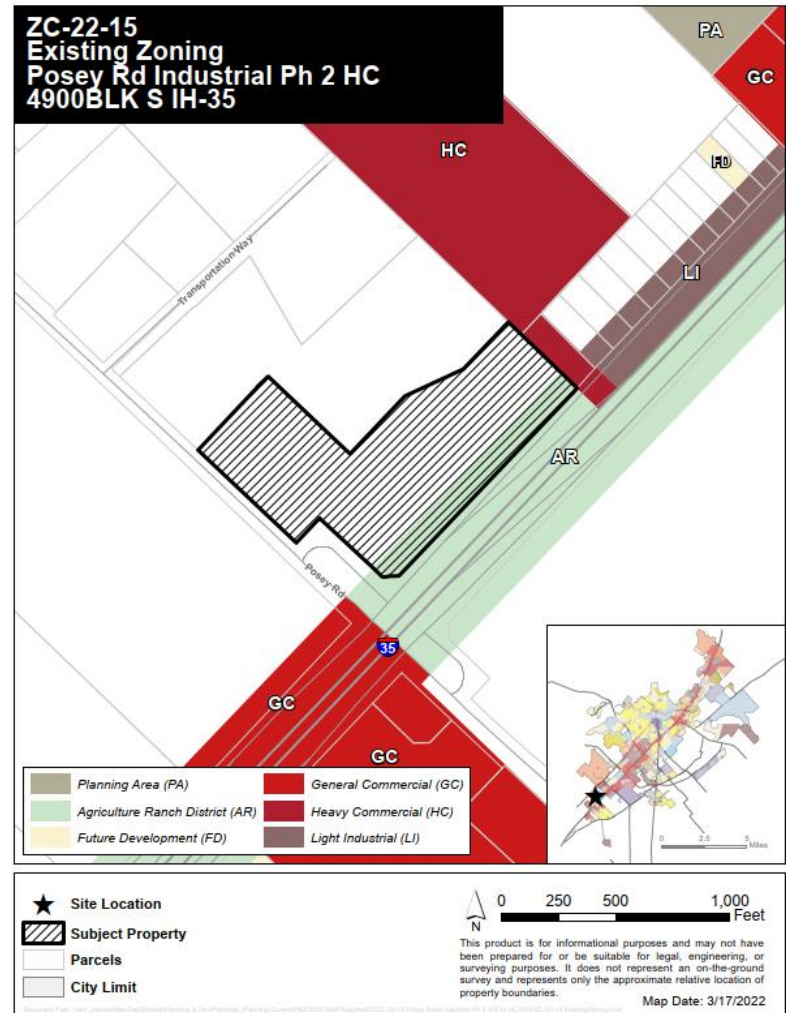
- Currently Vacant
- Surrounding Uses
 - Industrial Park
 - Interstate
 - Vacant/ agricultural
 - ATV Dealership/ equipment rental
- Preliminary Plat approved by P&Z – Sept 14th, 2021 (PC-20-42)





Context & History

- Existing Zoning:
Future Development (FD)
 - Intended to be a temporary zoning district upon annexation
- Proposed Zoning:
Heavy Commercial (HC)
 - Allows various auto oriented commercial and manufacturing uses.

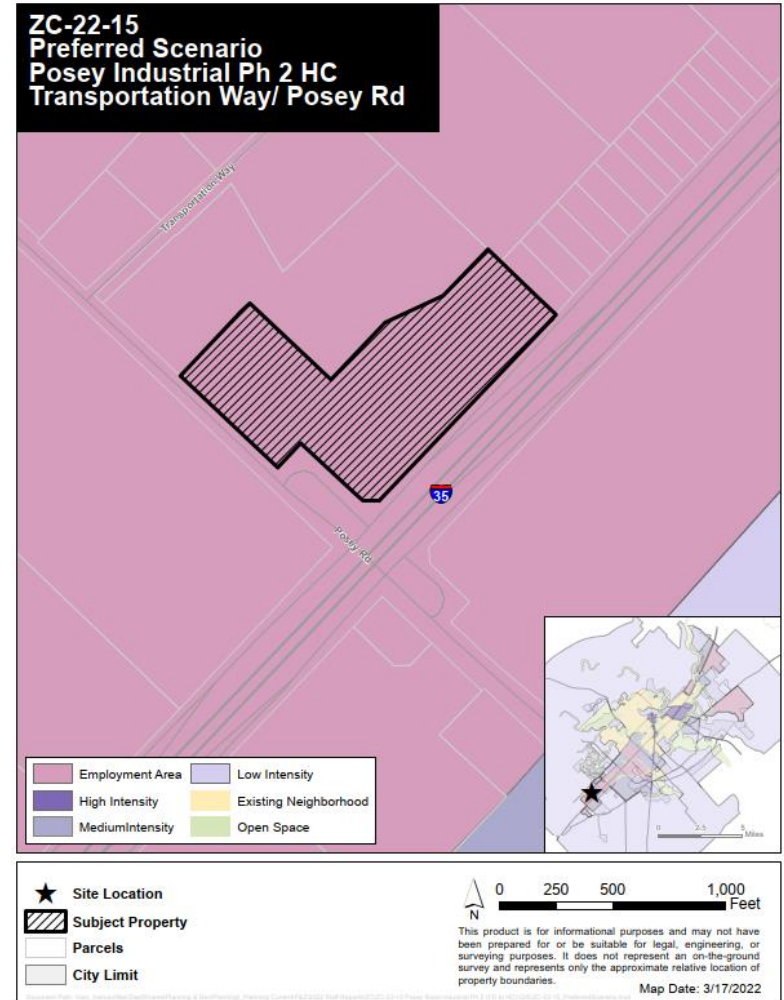




Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Employment Area
- An area intended to accommodate economic growth and the recruitment of major employers





Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

“Special District” (HC) within an “Employment Center.”

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS				
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER
Conventional Residential	NP	NP	C	PSA	PSA
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP
Character Districts	NP	See Section 4.1.2.6	PSA	C	NP
Special Districts	PSA	NP	PSA	NP	C
Legend	PSA = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider

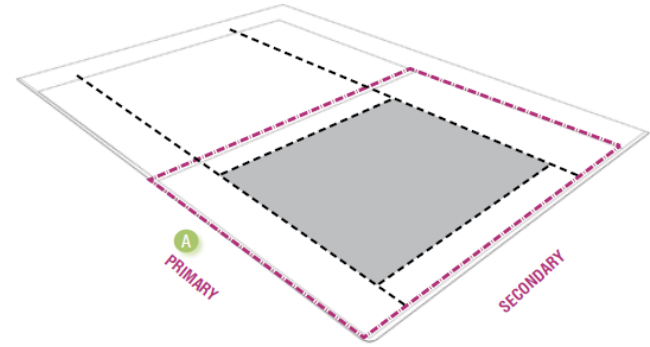


Zoning Analysis

- Accommodate auto-oriented & other heavy commercial uses
- General commercial, civic building types
- Ag, commercial, manufacturing uses.
- Proposed Industrial Park (side closest to I-35)

HC

SECTION 4.4.5.2 HEAVY COMMERCIAL



KEY

--- Property Line (ROW)
A 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 4.4.6.12
Civic Building	Section 4.4.6.14

BUILDING STANDARDS

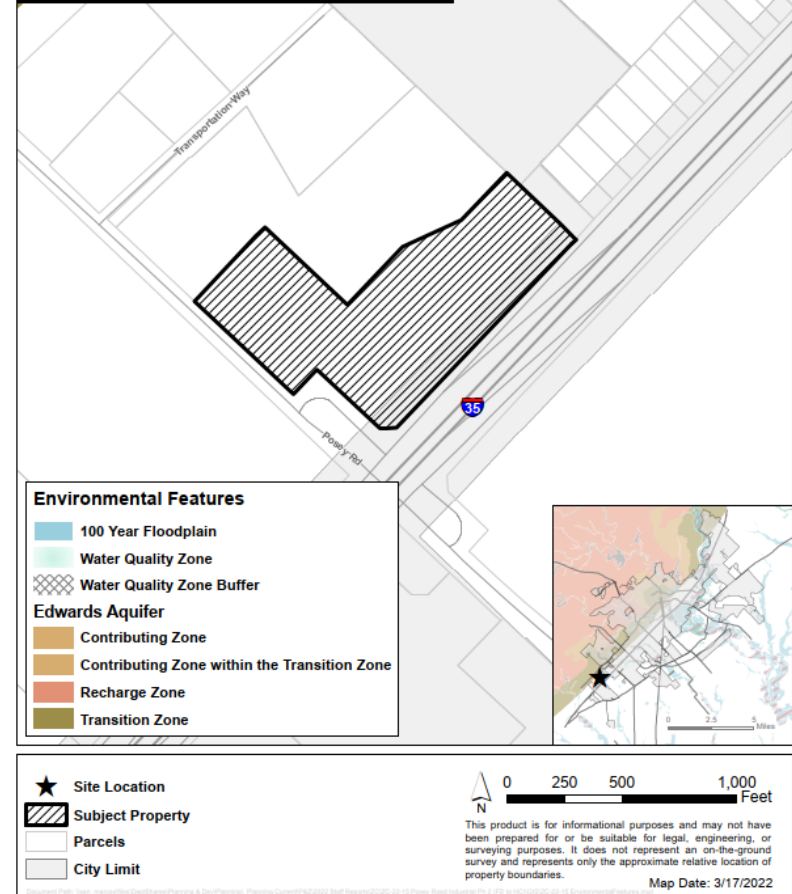
Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.



Environmental Analysis

- Not located within the 100 yr floodplain, floodway, Edwards Aquifer Recharge Zone, Contributing Zone, or Transition Zone.
- Shown as “Moderately Constrained” on the Land Use Suitability Map.

ZC-22-15
Environmental Features
Posey Rd Industrial Ph 2 HC
4900BLK S IH-35





Infrastructure

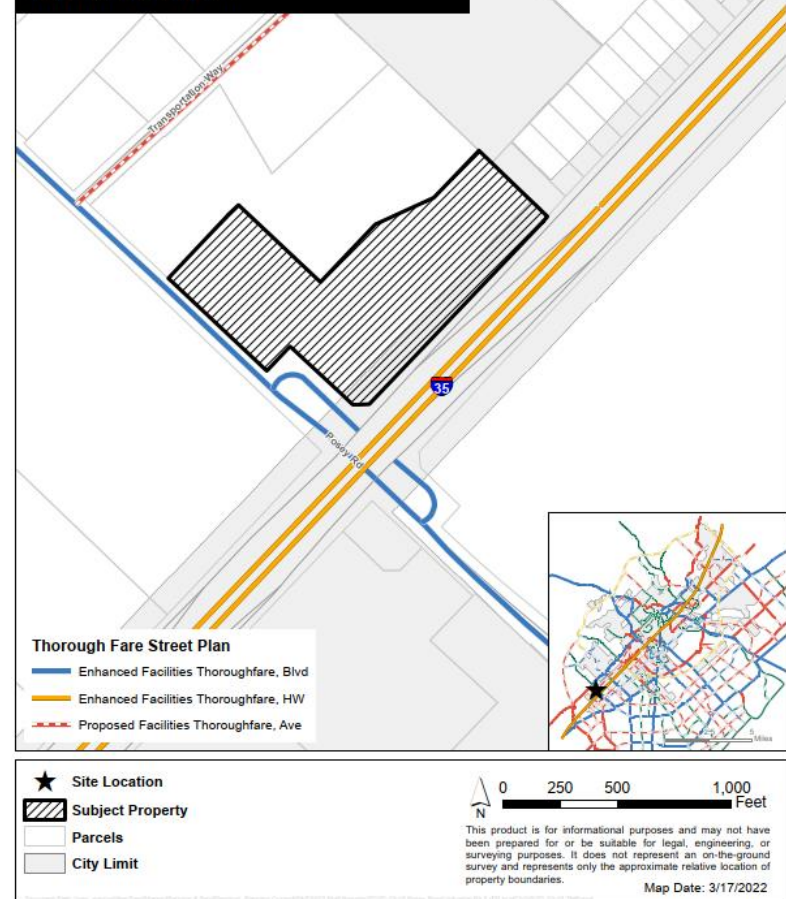
- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (5,000 feet)
- Improvements required per approved Preliminary Plat

- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric

ZC-22-15
Transportation Master Plan
Posey Rd Industrial Ph 2 HC
4900BLK S IH 35





Recommendation

- Planning and Zoning Commission recommended **approval** of the request as presented with a 9-0 vote.
- Staff recommends **approval** of the request as presented.





Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Heavy Commercial (HC)
Zoning Description	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.
Uses	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). Waste related services are permitted by right in this district.
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	Depends on use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not permitted
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories and 40'	4 stories and 62'
Setbacks	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
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows a variety of lot sizes depending on Building Type.
Streetscapes	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.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter Max