

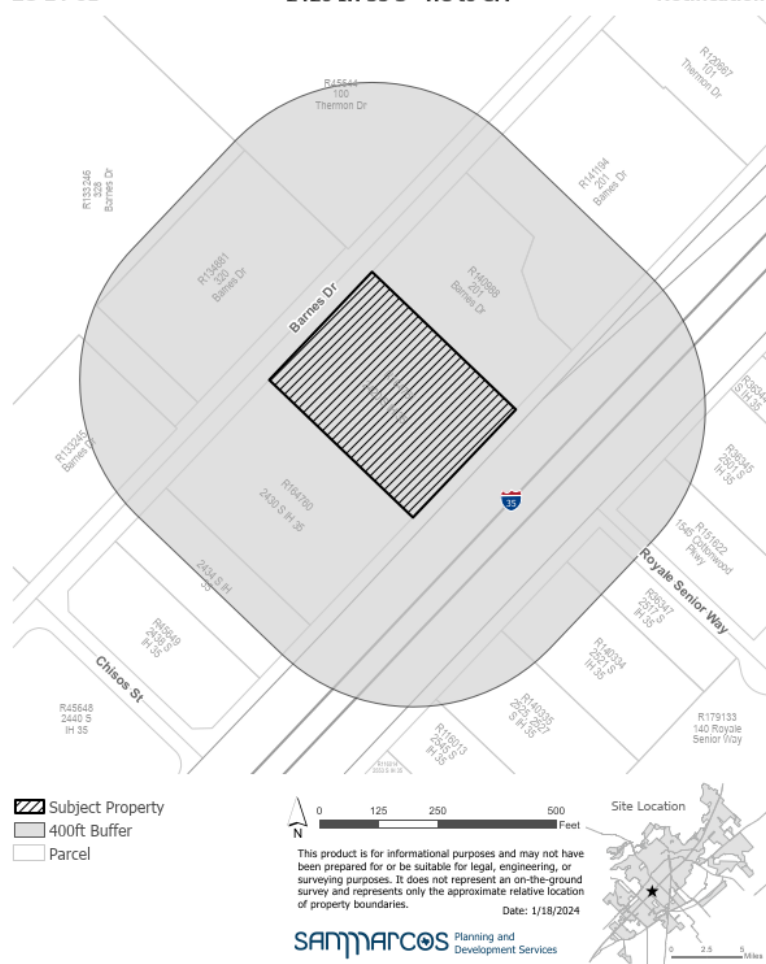


# Public Hearing

## ZC-24-01

### 2420 S IH 35 Hotel/ HC to CM

Consider approval of Ordinance 2024-11, on the second of two readings, amending the Official Zoning Map of the City in Case ZC-24-01, by rezoning approximately 3.04 acres of land out of the subdivision known as Thermon Industrial Park No. 2, Unit 1, Lot 2-B, Block 2, located at 2420 IH 35 S, from Heavy Commercial “HC” to Commercial “CM”, or subject to the consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



# Context & History

Currently vacant

Surrounding uses

- Manufacturing
- Office

Zoned HC via Ord. 2005-84 on  
November 1, 2005

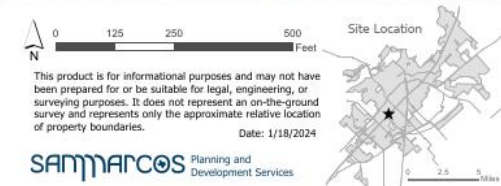
ZC-24-01

2420 IH 35 S - HC to CM

Aerial



- Subject Property
- Parcel
- City Limit



# Context & History

Existing Zoning:

Heavy Commercial (HC)

- Commercial and manufacturing uses with consideration for nearby residential and institutional uses

Proposed Zoning:

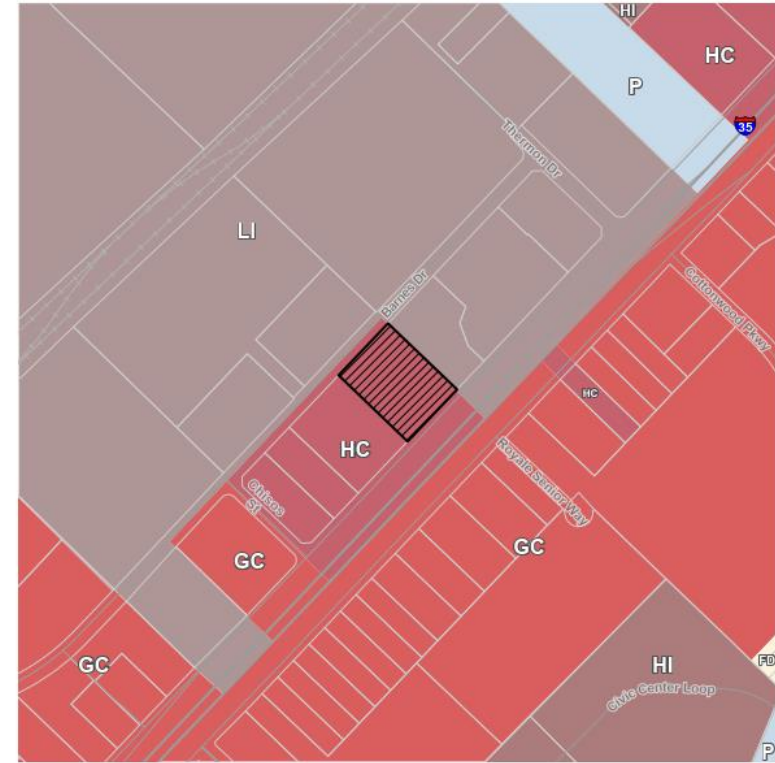
Commercial (CM)

- Commercial uses that should be situated at entrances to pedestrian oriented areas

ZC-24-01

2420 IH 35 S - HC to CM

Zoning



Subject Property

FD

GC

HC

HI

LI

P

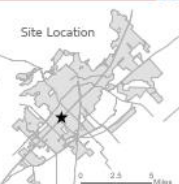


0 250 500 1,000 Feet

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: 1/18/2024

**SAN MARCOS** Planning and Development Services



# Comp Plan Analysis

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

Existing Preferred Scenario:  
Employment Center

“The preferred scenario shows the locations of potential employment centers which are appropriate for industrial, large office park and intensive commercial uses. Typically, these uses are located on large sites with excellent road and rail access and access to water and sewer infrastructure.” (Vision San Marcos)

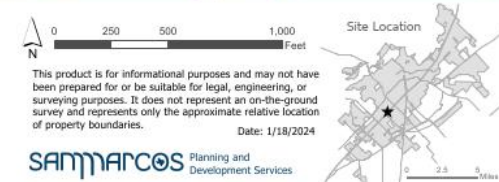
ZC-24-01

2420 IH 35 S - HC to CM

Preferred Scenario



- Subject Property
- Parcels
- Employment Area
- Medium Intensity
- Existing Neighborhood
- Open Space



# Comp Plan Analysis



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

## Commercial (CM) 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

District primarily intended to serve as a commercial gateway and to take advantage of proximity to major roadways

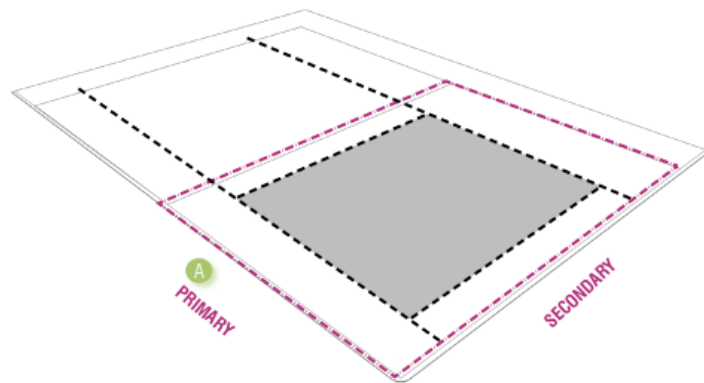
Permitted building types include Live/Work, General Commercial/Mixed Use Shopfront, and Civic Buildings

General commercial, office, & retail uses

Hotel with more than 30 rooms proposed

CM

SECTION 4.4.4.1 COMMERCIAL



KEY

--- Property Line (ROW)  
A Metrics on This and Facing Page

--- Setbacks  
● Building Footprint

## DISTRICT INTENT STATEMENTS

CM is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. CM should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

## 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

Live/ Work	Section 4.4.5.11
General Commercial	
Mixed Use Shopfront*	Section 4.4.5.13
Civic Building	Section 4.4.5.14

\* No Residential on the ground floor

## 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 Edwards Aquifer Recharge Zone, Contributing Zone,, or Transition Zone

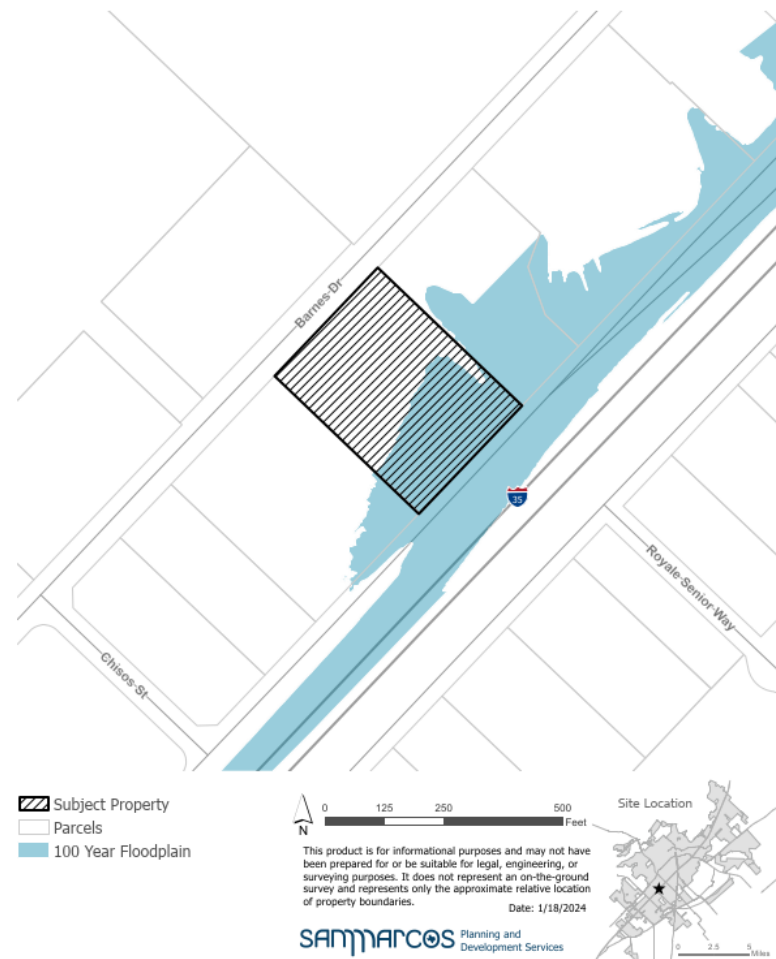
Located within the 100-year floodplain

No change in impervious cover due to zoning change

ZC-24-01

2420 IH 35 S - HC to CM

Environmental





# Infrastructure

## Streets

- Streetscape improvements (Conventional)
- Transportation Master Plan – Enhanced Avenue and Greenway
- Block perimeter (5,000')
- Bicycle & sidewalk connections

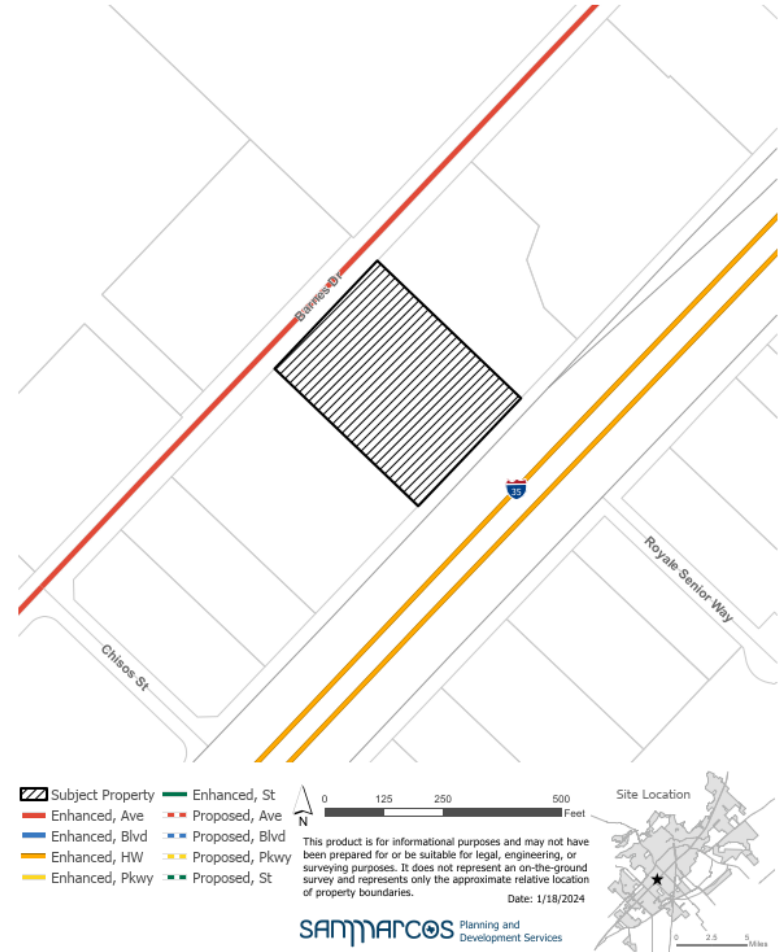
## Utilities

- City of San Marcos water/ wastewater/ electric

ZC-24-01

2420 IH 35 S - HC to CM

Preferred Scenario



# Recommendation



The Planning and Zoning Commission recommended approval of ZC-24-01 as presented with an 8-0 vote.

- Discussion Topics

- Impact of floodplain on site development
- Limitations on parking location entailed by rezoning
- Shared access onto IH 35

Staff recommends **approval** of ZC-24-01 as presented.

# Zoning District Comparison Chart



Topic	Existing Zoning: Heavy Commercial (HC)	Proposed Zoning: Commercial (CM)
<b>Zoning Description</b>	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.	Commercial (CM) is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. CM should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.
<b>Uses</b>	Primarily commercial and manufacturing uses permitted with some allowances for public/ institutional and agricultural uses (see Land Use Matrix).	Variety of commercial uses permitted including offices, retail, medical, hotels, recreation, light manufacturing, and restaurants (see Land Use Matrix).
<b>Parking Location</b>	No location standards	Surface parking not allowed in the first layer Garage parking allowed in the third layer only
<b>Parking Standards</b>	Dependent on use	Dependent upon use
<b>Max Residential Units per acre</b>	N/A	N/A
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	4 stories and 62 ft.	4 stories and 62 ft.
<b>Setbacks</b>	Minimums – 20 ft. front, 5 ft. side, 20 ft. rear	10-20 ft. setback from primary street; 10-15 ft. setback from secondary street 5 ft. minimum side setback; 20 ft. minimum rear setback (3 ft. rear if abutting an alley)
<b>Impervious Cover (max)</b>	80%	80%
<b>Lot Sizes</b>	6,000 sq. ft. minimum	4,000 sq. ft. minimum for general commercial, mixed-use shopfront and civic buildings; 1,100 sq. ft. minimum for live/work buildings
<b>Streetscapes</b>	Conventional: 6 ft. sidewalk, street trees every 40 ft. on center on average, 7 ft. planting area between sidewalk and street required	Conventional: 6 ft. sidewalk, street trees every 40 ft. on center on average, 7 ft. planting area between sidewalk and street required
<b>Blocks</b>	5,000 ft. maximum block perimeter	5,000 ft. maximum block perimeter