



Public Hearings

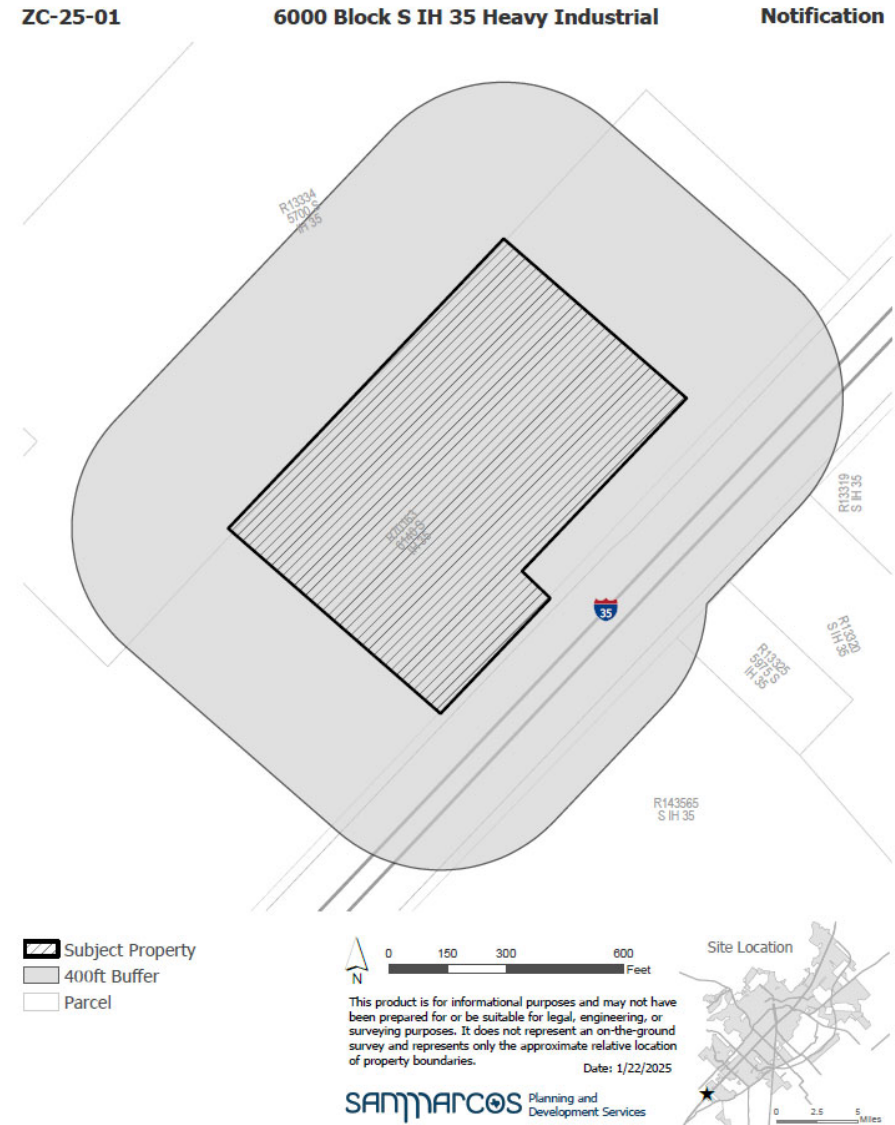
AN-25-01 & ZC-25-01

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



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



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: 1/14/2025

SAN MARCOS Planning and Development Services



Context

Existing Zoning

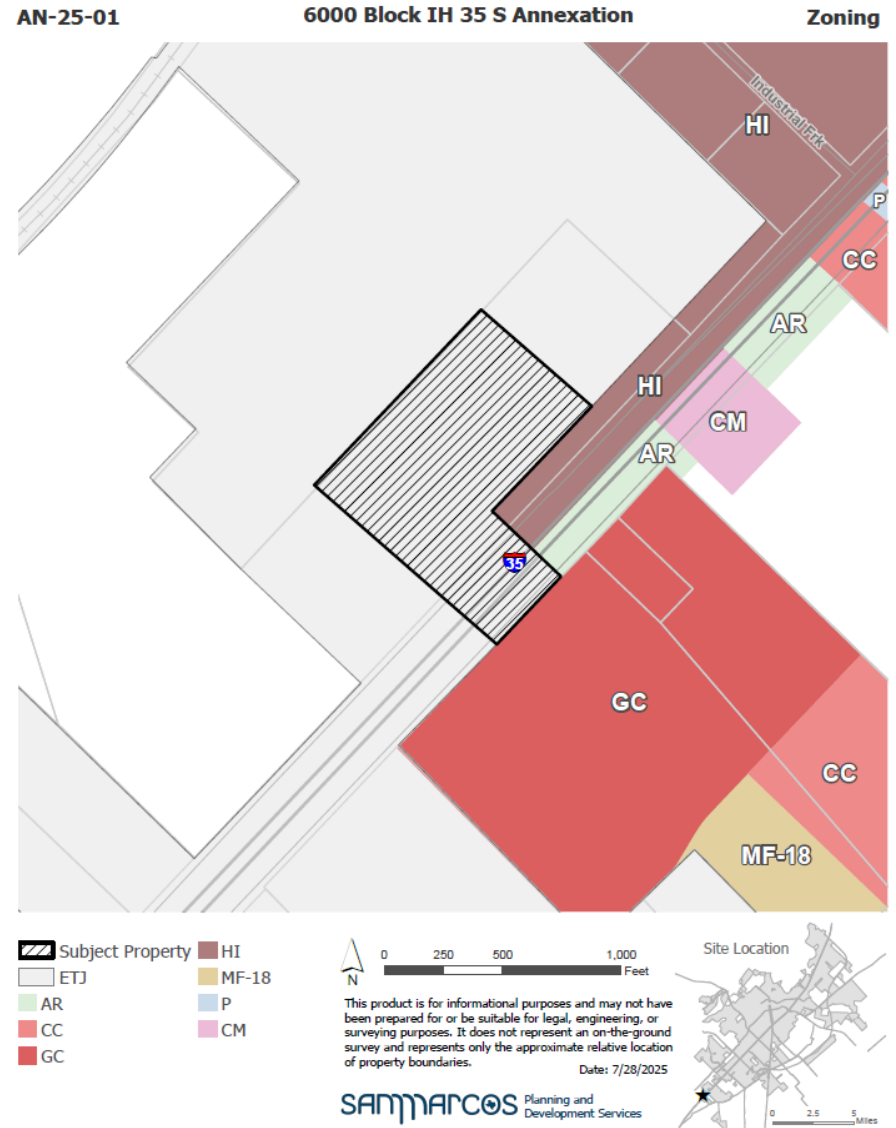
- None, property is in the ETJ
- Future Development (FD) upon annexation

Surrounding Zoning

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

Proposed Zoning

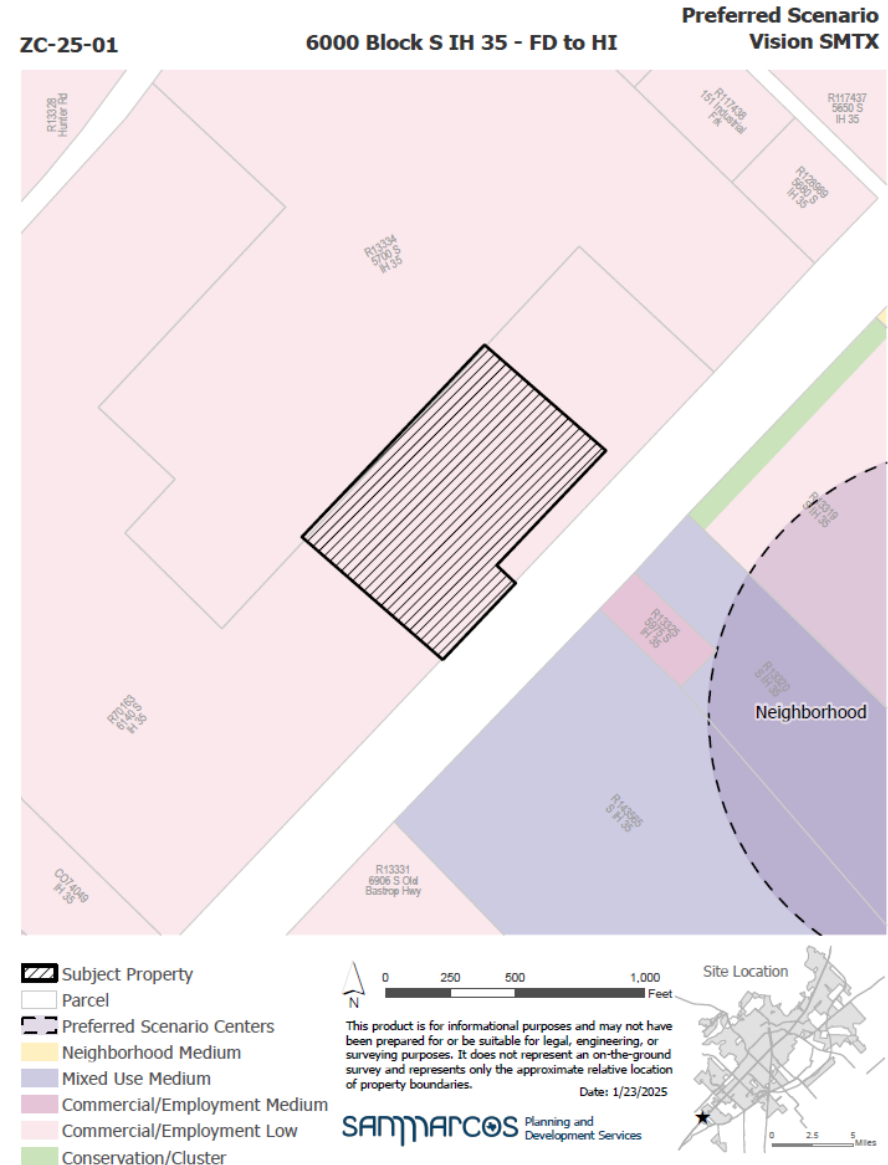
- Heavy Industrial (HI)



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





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
Zoning District										Conservation/ Cluster
Conventional Residential	FD	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
	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*
	CM	-	-	-	-	-	NP	NP	C	C
	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

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

4
CHAPTER
ZONING REGULATIONS

HI

SECTION 4.4.4.5 HEAVY INDUSTRIAL

KEY

Property Line (NOW)

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.

BUILDING TYPES ALLOWED

General Commercial	Section 4.4.5.12
Civic Building	Section 4.4.5.14

DENSITY

Impervious Cover	80% max.
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BUILDING STANDARDS

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

TRANSPORTATION

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

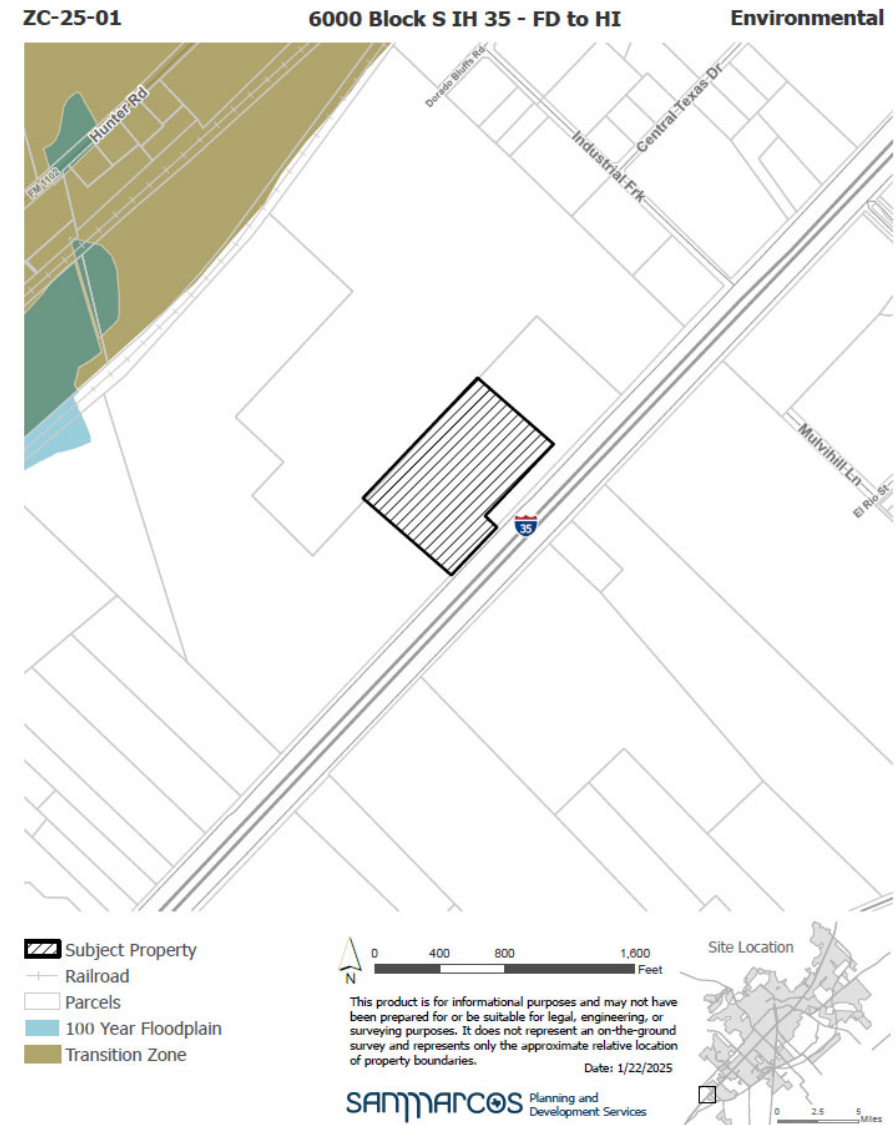
4-102
San Marcos Development Code Amended: October 17, 2023

Environmental Analysis

- No major environmental constraints

Infrastructure

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





Annexation and Zoning Schedule

Annexation Schedule:

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

Zoning Schedule:

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