

Zoning Request	1550 Clovis Barker Rd. FD to HC
ZC-25-07	



Summary

Request:	Zoning change from Future Development "FD" to Heavy Commercial "HC"		
Applicant:	Kevin Carlton Noveon Magnetics, Inc. 1550 Clovis Barker Rd. San Marcos, TX 78666	Property Owner:	Eric Dunn Urban Mining Development, LLC 160 Seneca Shores Rd. Perryville, MD 21903

Notification

Application:	April 29, 2025	Neighborhood Meeting:	None required
Published:	May 25, 2025	# of Participants	N/A
Posted:	May 23, 2025	Personal:	May 23, 2025
Response:	None as of date of this report		

Property Description

Legal Description:	UMC Subdivision Lot 1		
Location:	1,300 feet southeast of the intersection of Clovis Barker Rd. and Leah Ave.		
Acreage:	10.03	PDD/DA/Other:	380 Economic Development Agreement under Res. 2017-78R
Existing Zoning:	None (ETJ)	Proposed Zoning:	Heavy Commercial
Existing Use:	Light Manufacturing	Proposed Use:	Light Manufacturing
Existing Occupancy:	Restrictions Do Not Apply	Occupancy:	Restrictions Do Not Apply
Preferred Scenario:	Mixed Use Medium	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	N/A
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Future Development (FD), Light Industrial (LI), ETJ	Light industrial services, U.S. Army Reserve Center, vacant/ agricultural	Mixed Use Medium, Commercial/ Employment Medium
South of Property:	Heavy Industrial (HI), ETJ	Vacant/ agricultural	Mixed Use Medium, Commercial/ Emp. Low
East of Property:	FD, LI, ETJ	Warehouse & distribution, Rattler Substation	Mixed Use Medium, Commercial/ Emp. Low
West of Property:	LI, HI	Warehouse & distribution (Amazon), self-storage	Commercial/ Employment Medium, Commercial/ Emp. Low

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Staff Recommendation

X	Approval as Submitted	Alternate Approval	Denial
Staff recommends <u>approval</u> of ZC-25-07.			
Staff: Lauren Clanton, AICP		Title: Chief Planner	Date: May 27, 2025

Commission Recommendation

X	Approval as Submitted	Alternate Approval	Denial
Recommendation from the Planning and Zoning Commission Meeting held June 10, 2025. A motion was made by Commissioner Case, second by Commissioner Meeks, to recommend approval of the request. The vote passed with a 6-0 vote For: 6 (Burleson, Case, Dunn, Meeks, Paselk, van Oudekerke) Against: 0 Absent: 3 (Agnew, Costilla, Spell) Speakers in favor or opposed: None Discussion Topics: No discussion			

History

This site is currently outside the City Limits and is accompanied by a request for annexation (AN-25-07). Prior to this annexation request, the property was within the Extraterritorial Jurisdiction (ETJ). A 380 Agreement was approved in 2017 and requires annexation upon issuance of a Certificate of Occupancy.

Additional Analysis

The property is surrounded by land zoned Future Development (FD), Light Industrial (LI), and Heavy Industrial (HI) to the north, west, and east; and adjacent land to the northeast and south remains in the ETJ. Noveon Magnetics, a light manufacturing use, exists on the property. Light Manufacturing is permitted within Heavy Commercial zoning; this request is proposed to allow the continuation of the existing use.

The property is located within an area characterized by light industrial and warehousing uses. Heavy Commercial zoning is consistent with the area and the existing pattern of large commercial buildings for industrial use fronting the street.

See additional analysis below.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map. Heavy Commercial zoning is designated as "Not Preferred" in the Mixed Use Medium place type per the Comprehensive Plan. However, this zoning district was recommended by staff because it allows the desired use and is consistent with the Building Type and positioning on the lot of the existing building.
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area. Studies were not complete at the time of the request.
		<u>X</u>	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council.
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect. There are no development agreements in effect for this site.
<u>X</u>			Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified. Surrounding uses are consistent with the proposed use.
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area. The adjacent area is designated as Commercial/ Employment Low and Medium per the Comprehensive Plan. The area is characterized by mid-intensity industrial uses and is compatible with the proposed zoning.
<u>X</u>			Whether the site is appropriate for the development allowed in the proposed district. No known issues.
<u>X</u>			Whether there are substantial reasons why the property cannot be used according to the existing zoning. The site will be automatically zoned as Future Development (FD) upon annexation. Per Section 4.4.1.1 of the Development Code, FD is intended to be 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.

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	Evaluation		Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether there is a need for the proposed use at the proposed location. <i>This existing location of the magnetics manufacturer allows for a high-impact use to be situated near similar uses.</i>
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>The property will be served by City of San Marcos water, wastewater, and electric service, per the annexation service agreement (concurrent case AN-25-04).</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property. <i>Industrial/ warehousing uses and vacant land surround the property, minimizing the risk of adverse impacts.</i>
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5 <i>This is not a request for a Neighborhood Density District.</i>
<u>X</u>			The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management. <i>There are no known environmental constraints on the property.</i>
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare <i>Staff is not aware of any other factors which would substantially affect the public health, safety, morals, or general welfare.</i>