



# Public Hearing

## ZC-22-27

### Hampton Business Park FD to HC

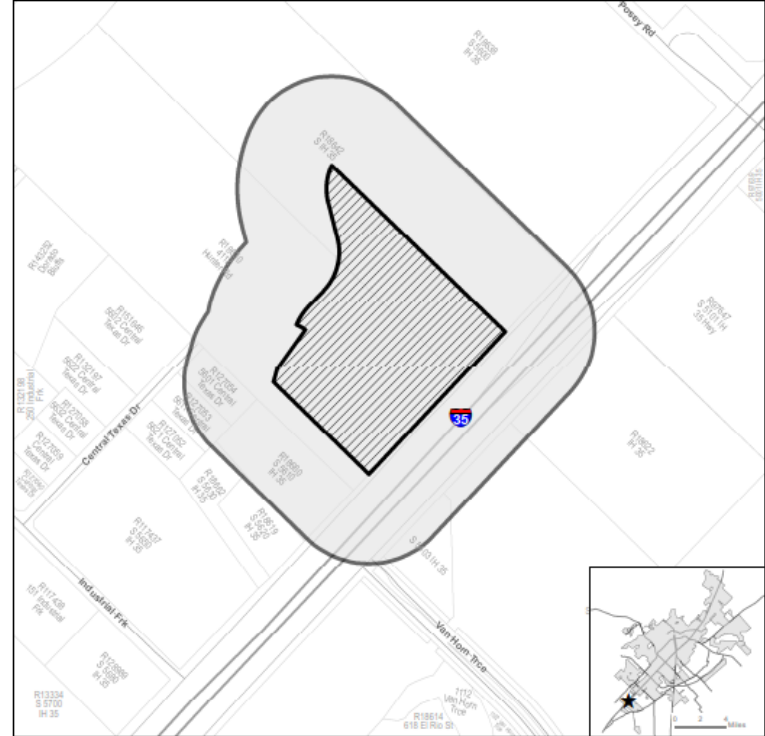
Consider approval of Ordinance 2022-68, on the second of two readings, amending the Official Zoning Map of the City in Case ZC-22-27, by rezoning approximately 15.6 acres, more or less, out of the W.H Van Horn-Third League, Abstract No 464, in Hays County, Texas, generally located on the I-35 South Frontage Road, approximately 1,400 ft south of the intersection of I-35 and Posey Road, from Future Development (FD) and Agricultural Ranch (AR) to Heavy Commercial (HC), or, subject to the consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date, and consider approval of Ordinance 2022-27 on the second of two readings



# Property Information

- Approximately 16 acres
- Located on I-35 S Frontage Rd south of Posey Road.
- Located within ETJ, annexation concurrently considered by City Council (AN-22-12)

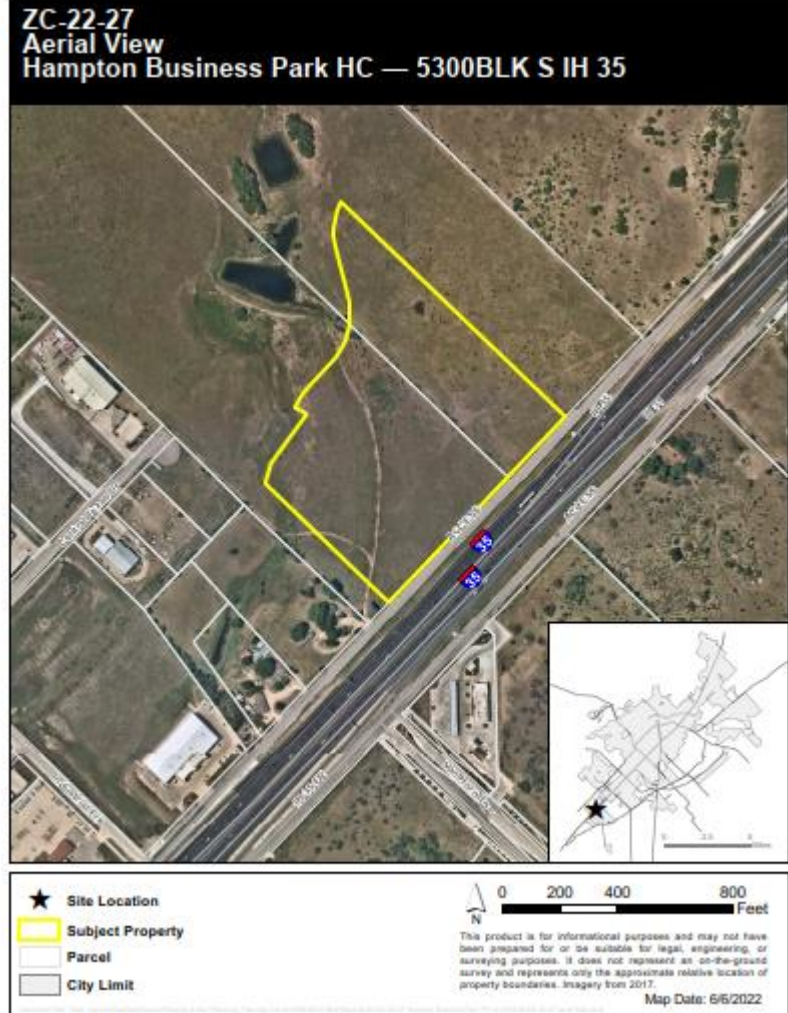
**ZC-22-27**  
**400' Notification Buffer**  
**Hampton Business Park HC — 5300BLK S IH 35**





# Context & History

- Currently Vacant
- Surrounding Uses
  - H&H Industrial Park
  - Vacant (proposed Light Industrial- ZC-22-26)
  - ETJ (Residential)
    - *A 100' FD buffer has not been included within the zoning change request in order to establish a setback from the adjacent residential property to the west*

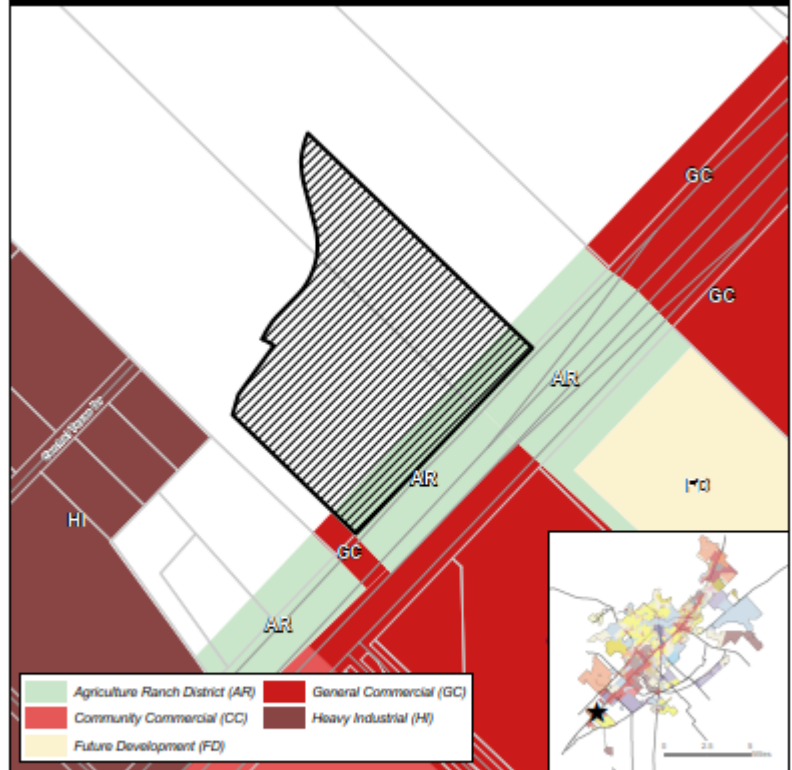




# Context & History

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

ZC-22-27  
Existing Zoning  
Hampton Business Park HC — 5300BLK S IH 35



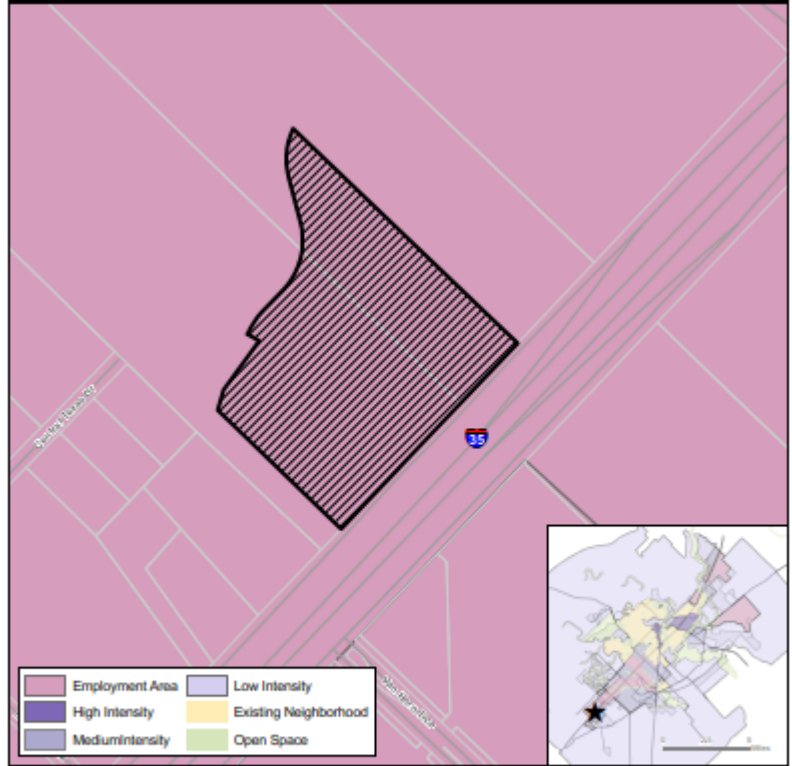


# Comprehensive Plan Analysis

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

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

ZC-22-27  
Preferred Scenario  
Hampton Business Park HC —5300BLK S IH 35





# Comprehensive Plan Analysis

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

**“Heavy Commercial (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

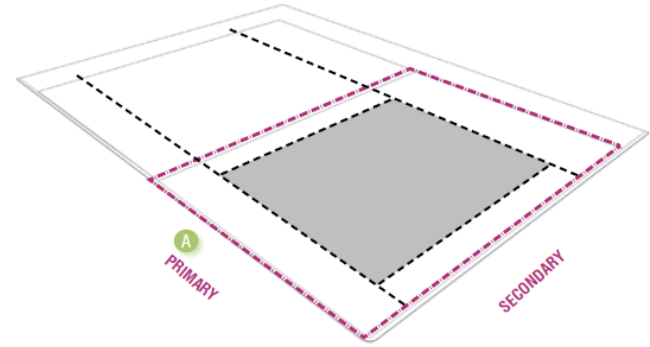


# Zoning Analysis

- Accommodate auto-oriented & other heavy commercial uses
- General commercial, civic building types
- Ag, commercial, manufacturing uses.
- Proposed Industrial/ Business Park.

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.

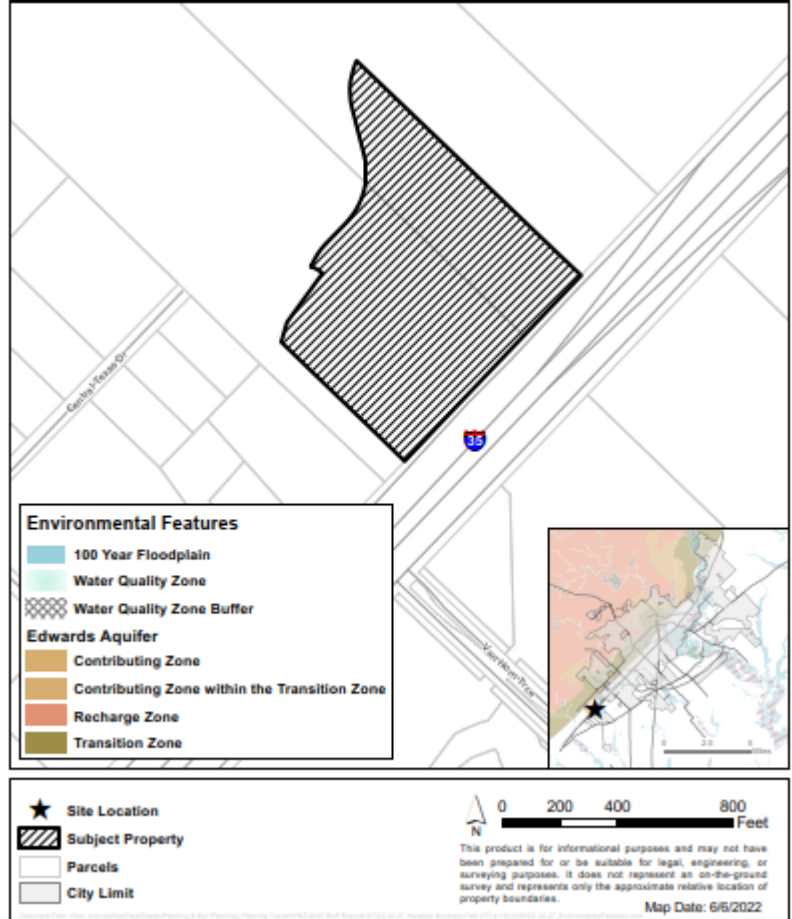




# Environmental Analysis

- 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-22-27  
Environmental Features  
Hampton Business Park HC —5300BLK S IH 35







# Infrastructure

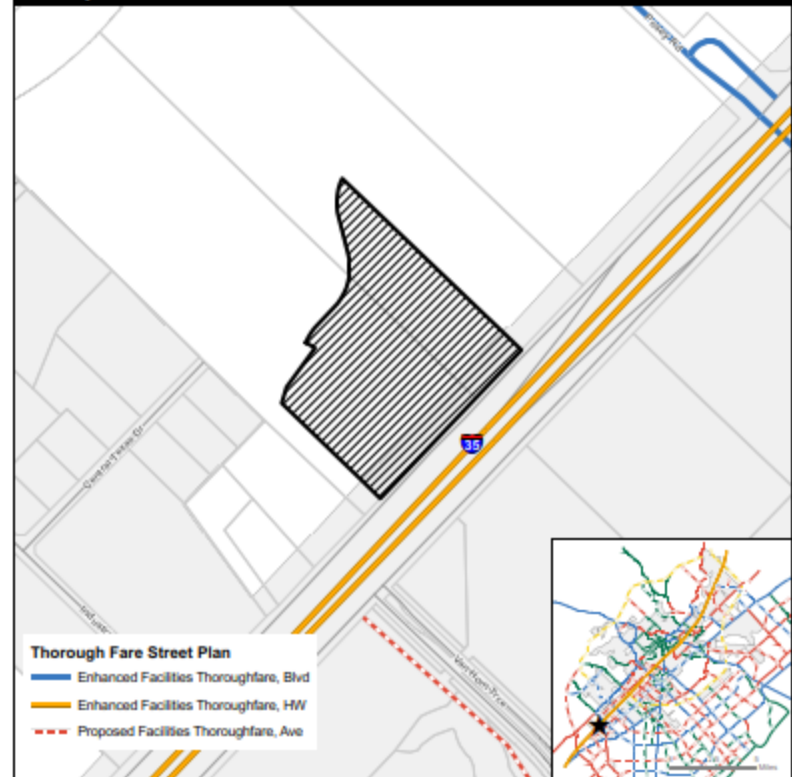
- **Streets**

- Streetscape Improvements
- Block perimeter (5,000 feet)
- Sidewalk connections

- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric

## ZC-22-27 Transportation Master Plan Hampton Business Park — 5300BLK S IH 35



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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.

Map Date: 6/6/2022



# Recommendation

- Planning and Zoning Commission recommended approval of the request as presented with an 8-0 vote.
- Staff recommends approval of the request as presented.



# Restrictive Covenants

At the request of City Council, the applicant has proposed restrictive covenants with respect to the following:

- Prohibition of the following uses:
  - Waste related services
  - Noise in excess of 85 decibels between 10:00am and 10:00pm and 75 decibels between 10:00pm and 10:00am
  - Uses causing noxious odors detectable at or beyond the property line
- Inclusion of one or more electric vehicle charging stations within the development on the property.



12



## 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