



# Public Hearing

## ZC-22-16

### Posey Rd Industrial Phase 2 FD to HI

Consider approval of Ordinance 2022-35, on the second of two readings, amending the Official Zoning Map of the City in Case ZC-22-16, by rezoning approximately 18.33 acres, more or less, out of the Henry Warnell Survey No. 21, Hays County, Texas, generally located northeast of the intersection of Transportation Way and Posey Road, from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.

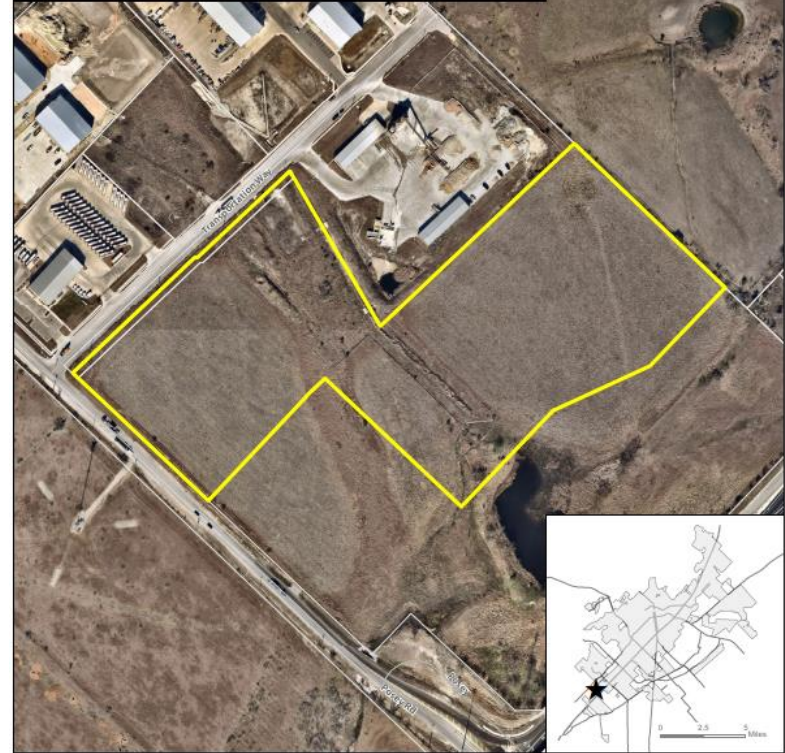




# Context & History

- Currently Vacant
- Surrounding Uses
  - Industrial Park (ZC-22-15)
  - Agricultural/ Vacant
  - Concrete plant
  - Bus barn ( Transdev)
- Preliminary Plat approved by P&Z – Sept 14<sup>th</sup>, 2021 (PC-20-42)

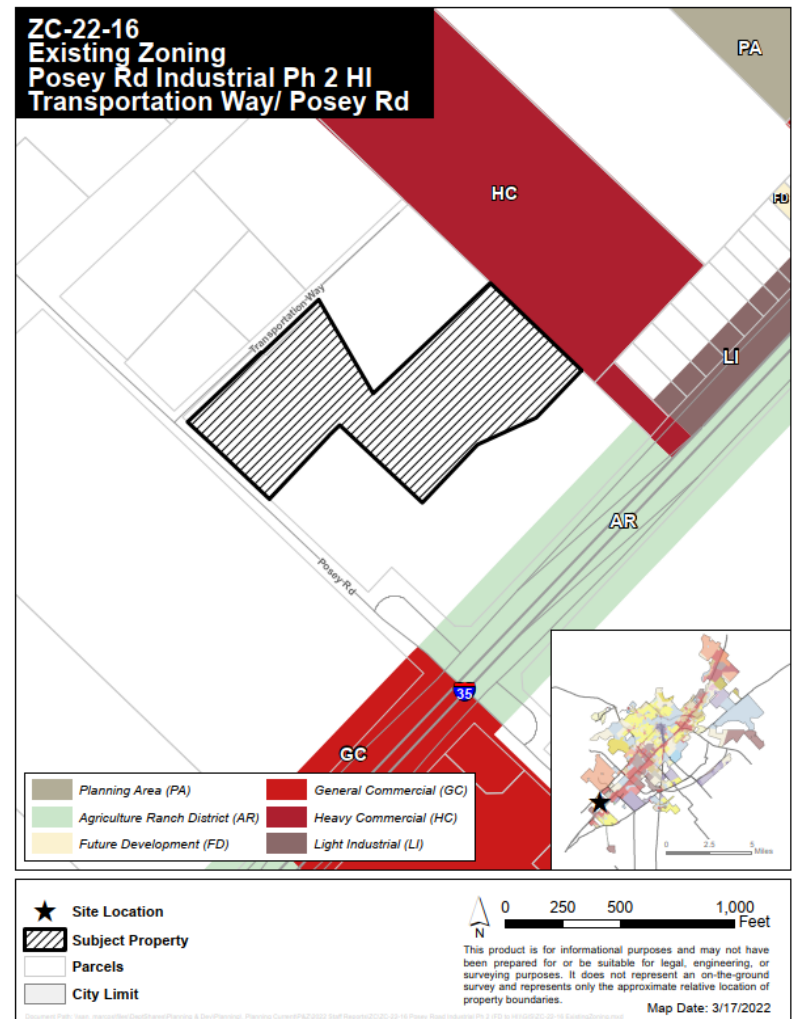
ZC-22-16  
Aerial View  
Posey Road Industrial Ph 2 — Posey Rd





# Context & History

- Existing Zoning:  
Future Development (FD)
  - Intended to be a temporary zoning district upon annexation
- Proposed Zoning:  
Heavy Industrial (HI)
  - Allows various industrial and manufacturing uses.



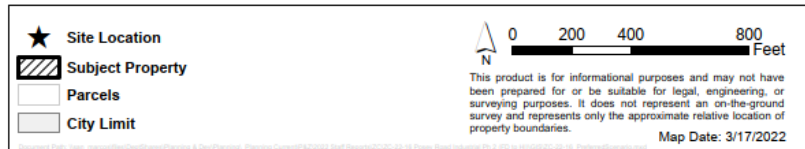
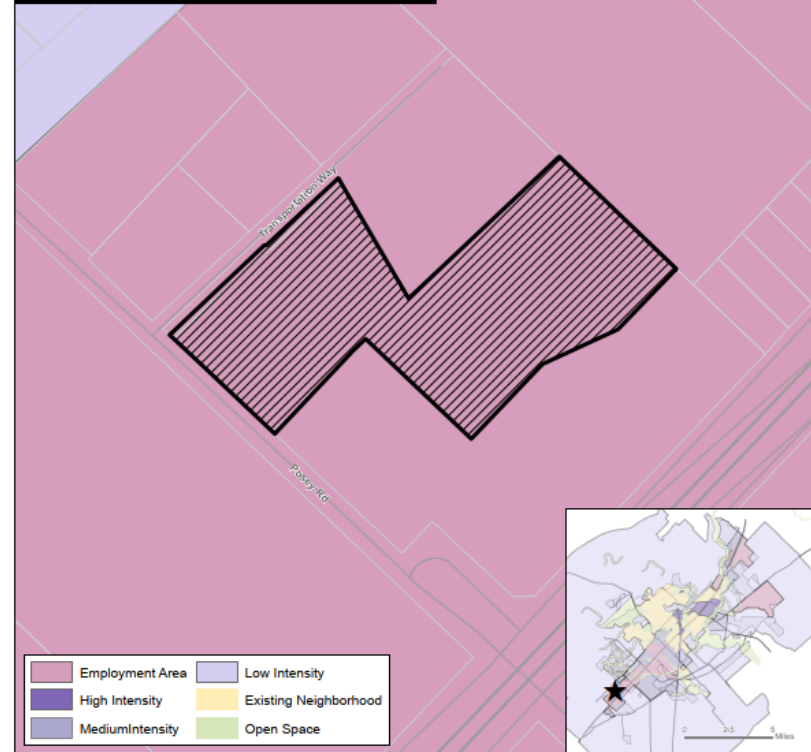


# Comprehensive Plan Analysis

**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

ZC-22-16  
Preferred Scenario  
Posey Rd Industrial Ph 2 HI  
Transportation Way/Posey Rd





# Comprehensive Plan Analysis

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

**“Special District” (HI) 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

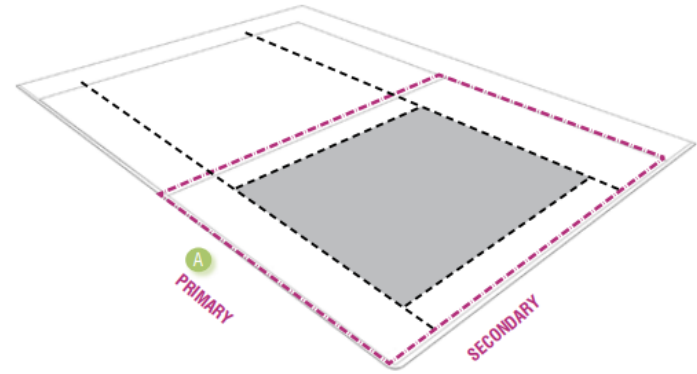


# Zoning Analysis

- 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.
- General Commercial and Civic Building types
- Industrial and Manufacturing Uses
- Proposed Industrial Park  
(exact uses unspecified at this time)

HI

## SECTION 4.4.5.4 HEAVY INDUSTRIAL



KEY

--- Property Line (ROW)  
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--- 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.

### DENSITY

Impervious Cover	80% max.
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### 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 4.4.6.13
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Civic Building	Section 4.4.6.15
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### BUILDING STANDARDS

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

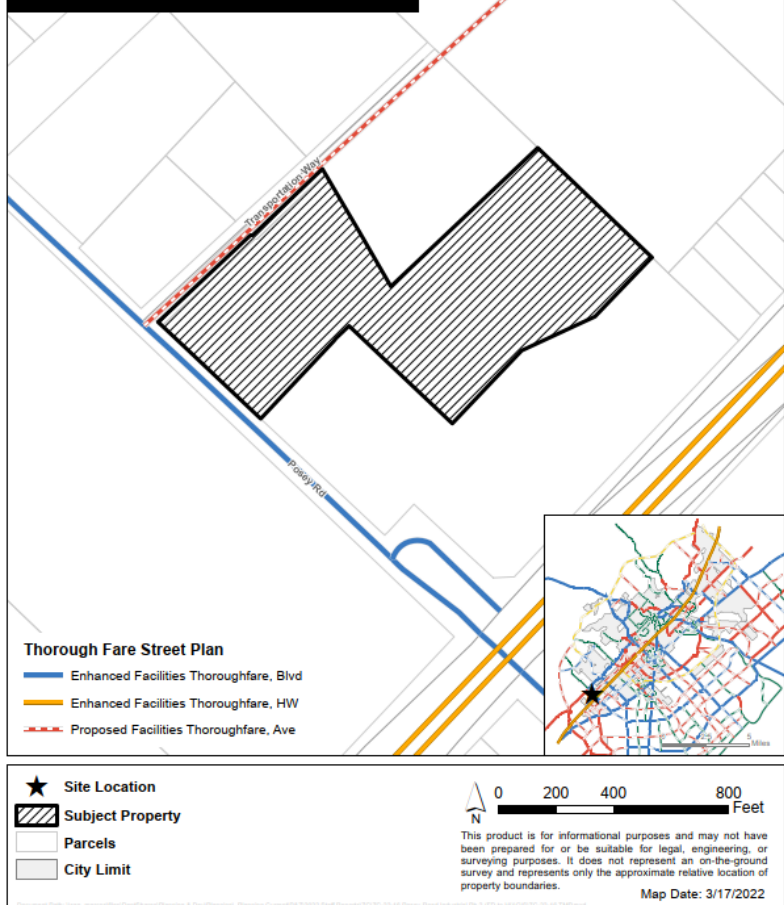
- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (5,000 feet)
- Sidewalk connections required per the approved prelim.

- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric

## ZC-22-16 Transportation Master Plan Posey Rd Industrial Ph 2 HI Transportation Way/Posey Rd







# 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 Industrial (HI)
<b>Zoning Description</b>	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 Industrial (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.
<b>Uses</b>	Residential / Agricultural (See Land Use Matrix)	Primarily industrial and manufacturing uses with some allowances for civic and agricultural uses (See Land Use Matrix).
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	Dependent upon use	Depends on use.
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	Residential uses are not permitted
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories and 40'	4 stories and 62'
<b>Setbacks</b>	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	Primary structure - 20' minimum on all sides Accessory structure- 50' minimum front (primary street), 20' minimum front (secondary street) 5' minimum side and rear
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	7,000 sq ft minimum
<b>Streetscapes</b>	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.
<b>Blocks</b>	No Block Perimeter Required	5,000 ft. Block Perimeter Max