



Public Hearing

ZC-22-26

Hampton Business Park FD to LI

Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2022-XXX amending the Official Zoning Map of the City in Case ZC-22-26, by rezoning approximately 48.718 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 1,000 ft south of the intersection of I-35 and Posey Road, from Future Development (FD) and Agricultural Ranch (AR) to Light Industrial (LI), 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-XXX on the first of two readings.



Hampton Business Park Overview

- AN-22-12 - Annexation boundary shown in red.
- ZC-22-25 – Heavy Industrial (*this case*)
- ZC-22-26 – Light Industrial
- ZC-22-27 – Heavy Commercial
- 100' buffer in SW corner not included in zoning request (will remain “FD”)

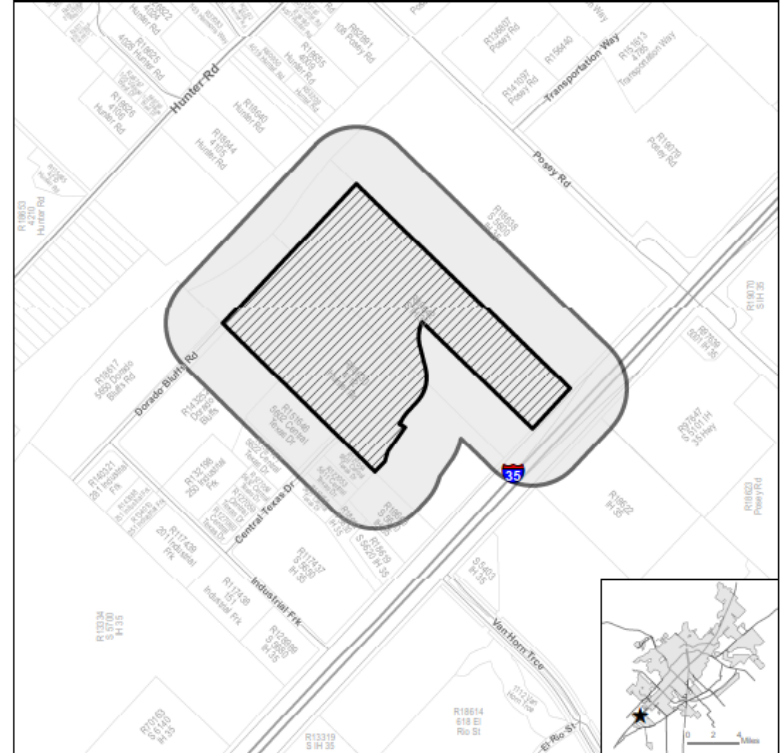




Property Information

- Approximately 49 acres
- Located on I-35 S frontage road south of Posey Rd
- Located within ETJ, annexation concurrently considered by City Council (AN-22-12)

ZC-22-26
400' Notification Buffer
Hampton Business Park LI— 5300BLK S IH 35





Context & History

- Currently Vacant
- Surrounding Uses
 - H&H Industrial Park
 - Interstate
 - Vacant
 - Proposed Heavy Industrial (ZC-22-25) and Heavy Commercial (ZC-22-27)

ZC-22-26
Aerial View
Hampton Business Park LI— 5300BLK S IH 35



- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 400 800 1,600
Feet

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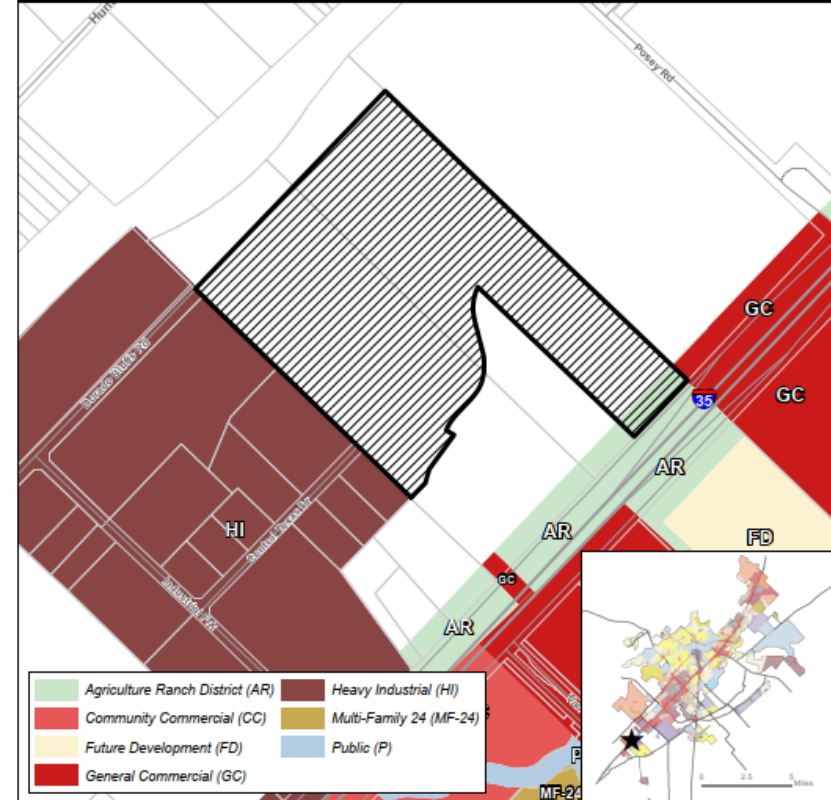
Map Date: 6/6/2022



Context & History

- Existing Zoning:
Future Development (FD)
 - Temporary zoning upon annexation. Limited development allowed.
- Proposed Zoning:
Light Industrial (LI)
 - Food and beverage production, waste related services, and warehouse and manufacturing

ZC-22-26
Existing Zoning
Hampton Business Park LI — 5300BLK S IH 35



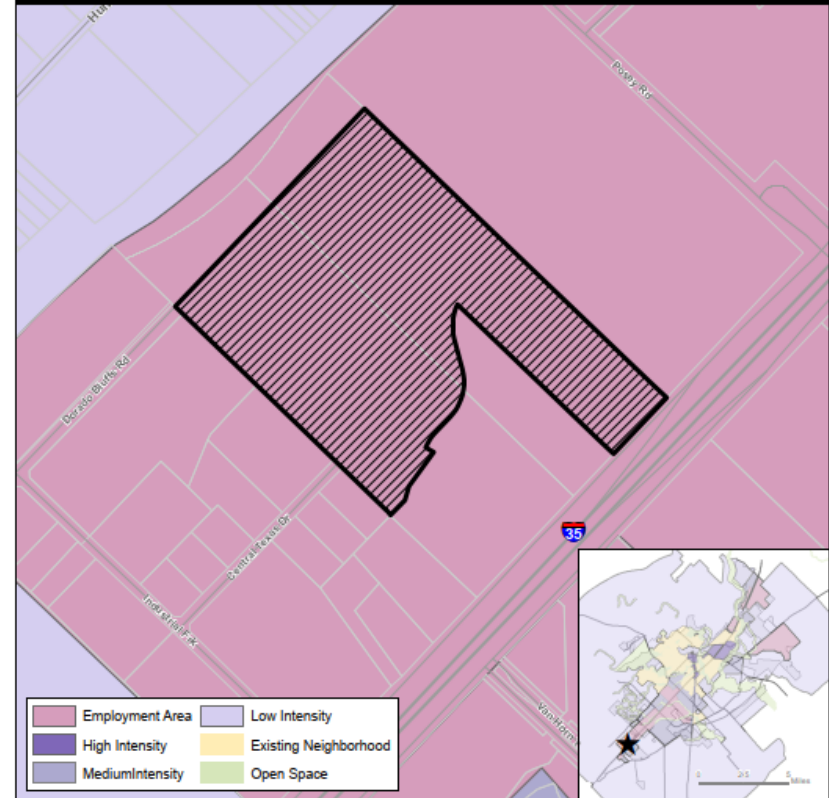


Comprehensive Plan Analysis

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-22-26
Preferred Scenario
Hampton Business Park LI —5300BLK S IH 35



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

0 300 600 1,200 Feet

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Map Date: 6/6/2022



Comprehensive Plan Analysis

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

“Light Industrial” (LI) 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

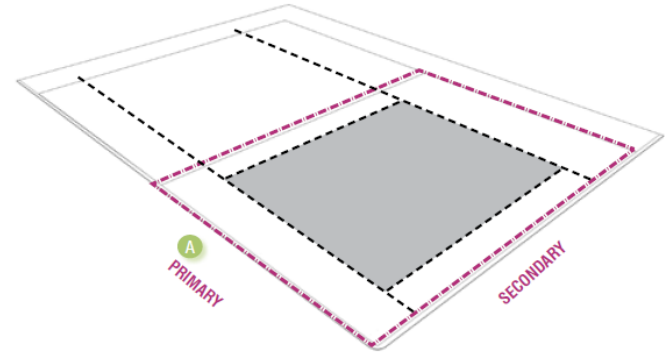


Zoning Analysis

- Manufacturing & light industrial uses like industrial office, warehouse, & distribution.
 - Does allow “bad neighbor” uses like waste related services & landfills
- General Commercial and Civic Building Types

LI

SECTION 4.4.5.3 LIGHT INDUSTRIAL



KEY

Property Line (ROW)
Metrics on This and Facing Page

Setbacks
Building Footprint

DISTRICT INTENT STATEMENTS

LI is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. 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

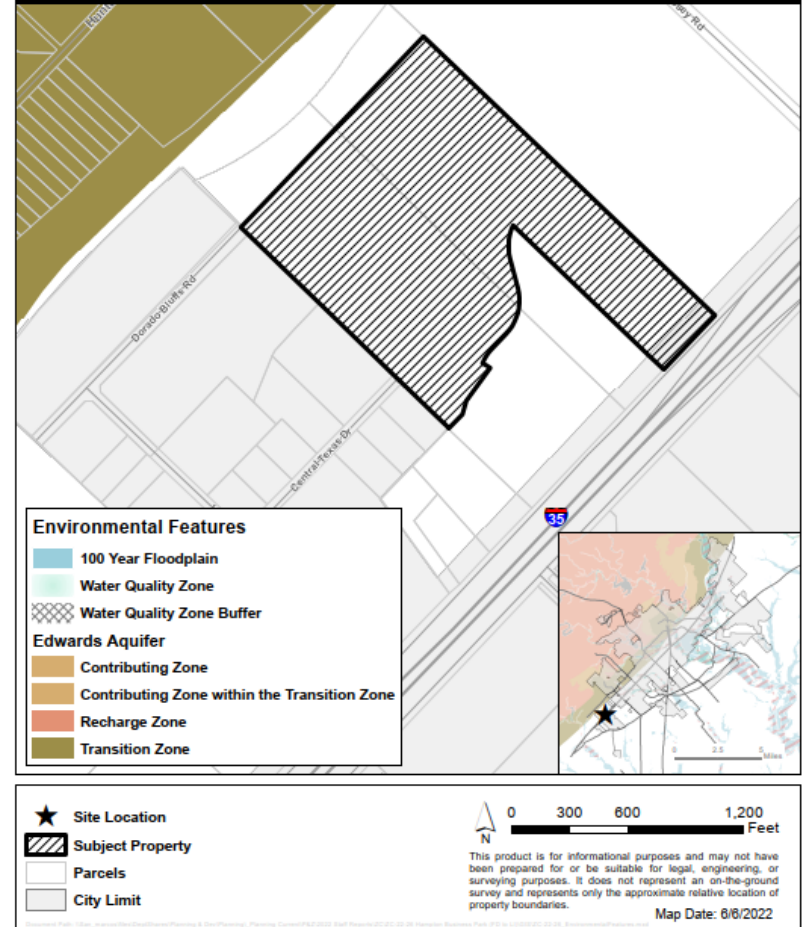
Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.



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-22-26
Environmental Features
Hampton Business Park LI — 5300BLK S IH 35





Infrastructure

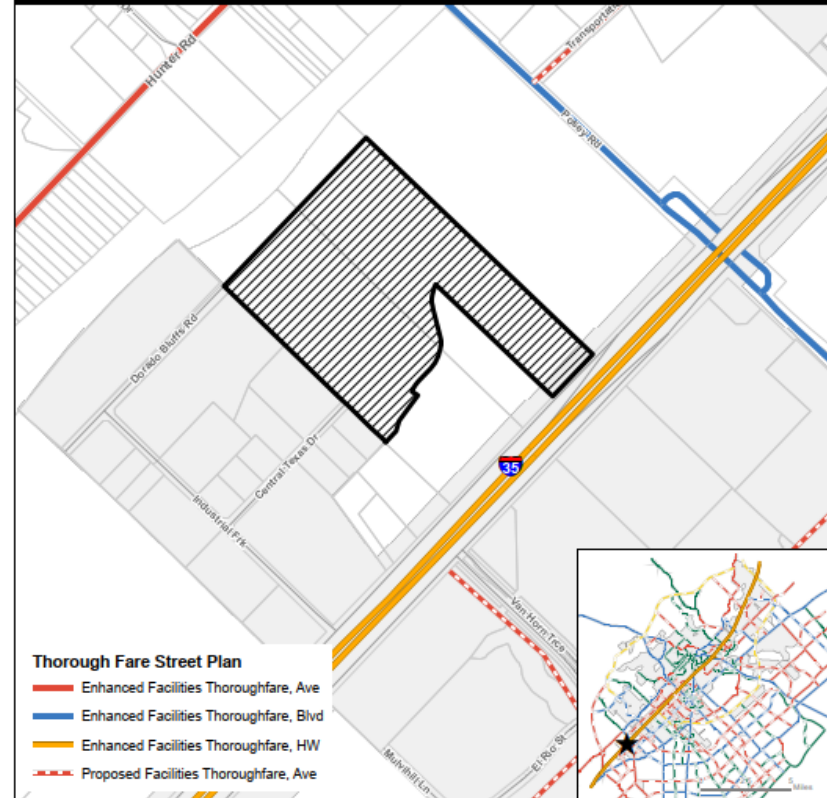
- **Streets**

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

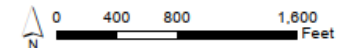
- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric

ZC-22-26 Transportation Master Plan Hampton Business Park LI —5300BLK S IH 35



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



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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.



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Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Light Industrial (LI)
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.	Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. 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 Industrial with some commercial and public/institutional (See Land Use Matrix)
Parking Location	No location standards	No location standards
Parking Standards	Dependent upon use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories (62 feet)
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, side, and rear
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width
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