



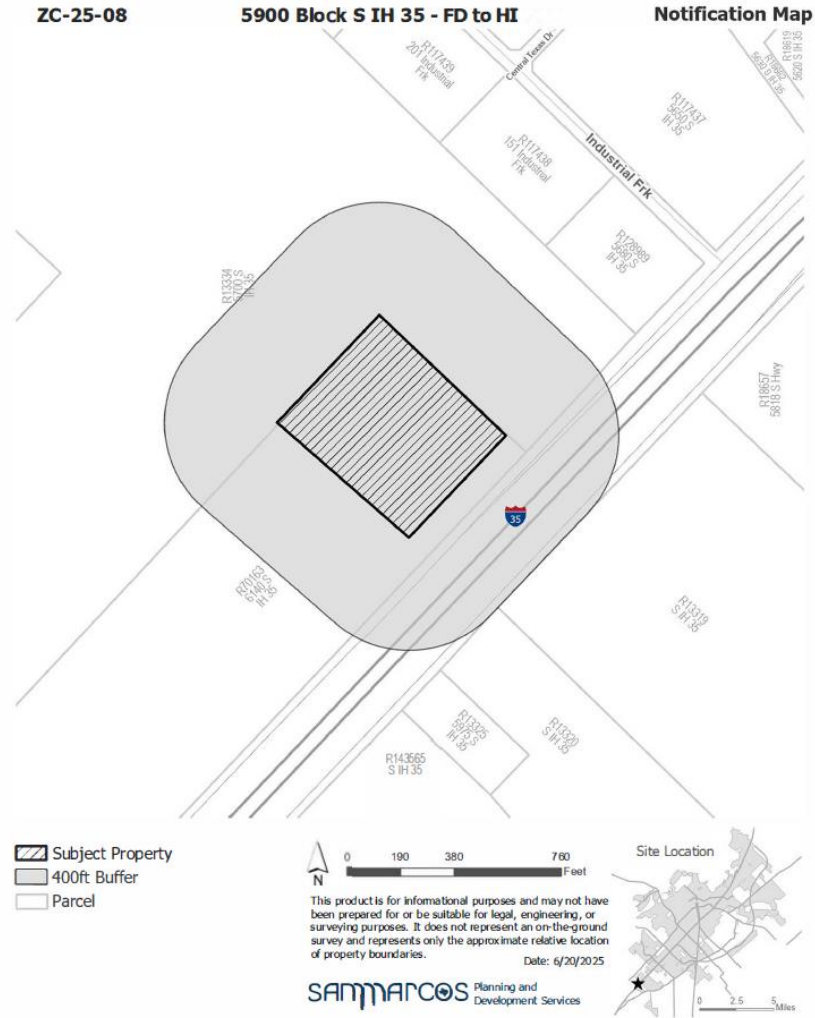
Public Hearings

AN-25-05 & ZC-25-08

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 +/- 7.3 acres located along the southbound IH 35 frontage road, 1,000 feet south of Industrial Fork.

- Future Development (FD) to Heavy Industrial (HI)



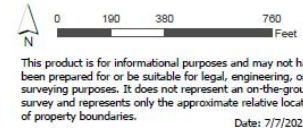
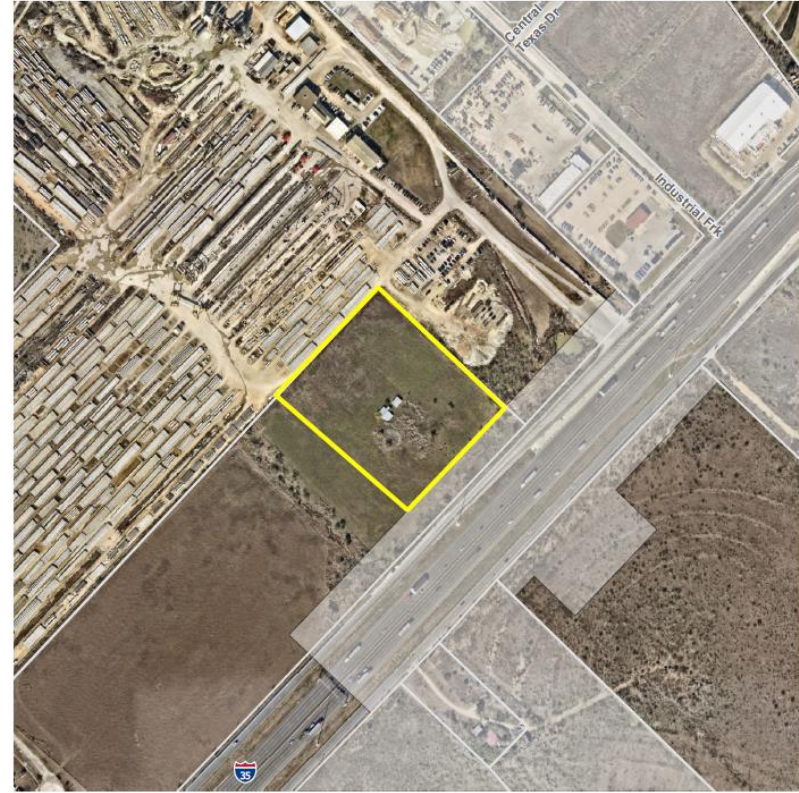
Context

- Currently Vacant
- Surrounding Uses
 - Construction service
 - Heavy equipment rentals
 - Vacant/ agricultural
 - IH 35
- Service Plan (approved 6/3/25)
 - Water: Crystal Clear
 - Wastewater: City of San Marcos
 - Electric: Pedernales

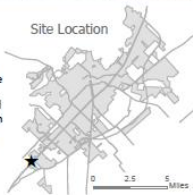
ZC-25-08

5900 Block S IH 35 - FD to HI

Aerial Map



SAN MARCOS Planning and Development Services



Context

Existing Zoning

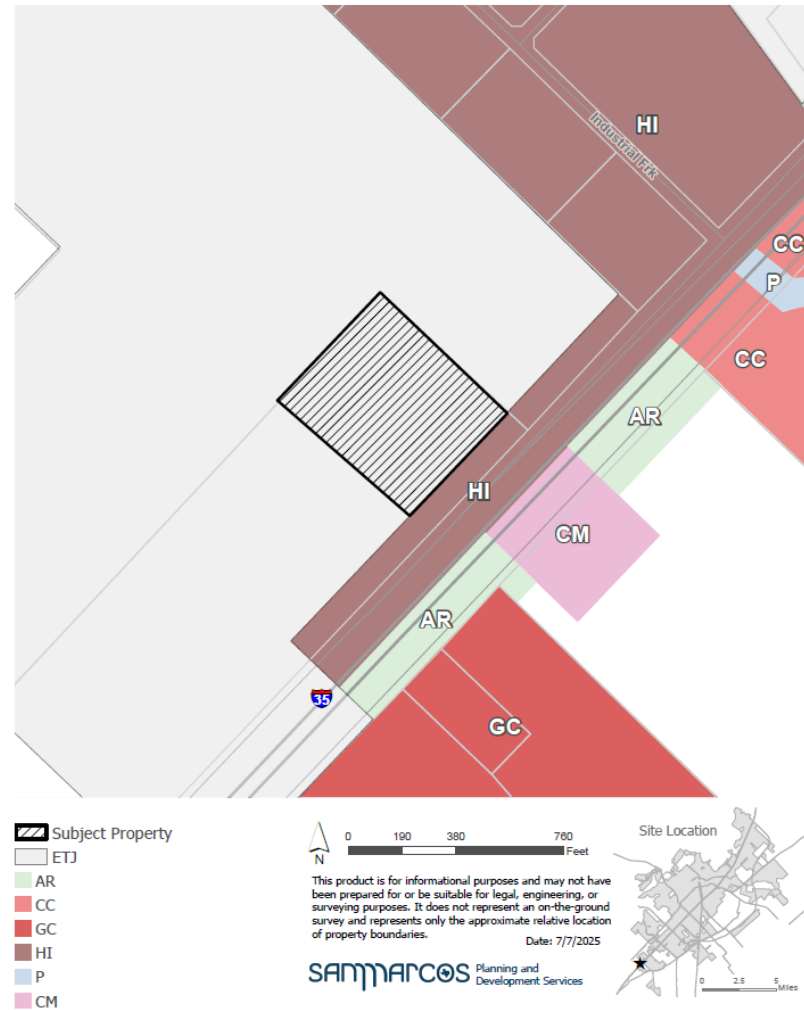
- None, property is in the ETJ
- Future Development (FD) upon annexation

Surrounding Zoning

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

Proposed Zoning

- Heavy Industrial (HI)



Comprehensive Plan Analysis

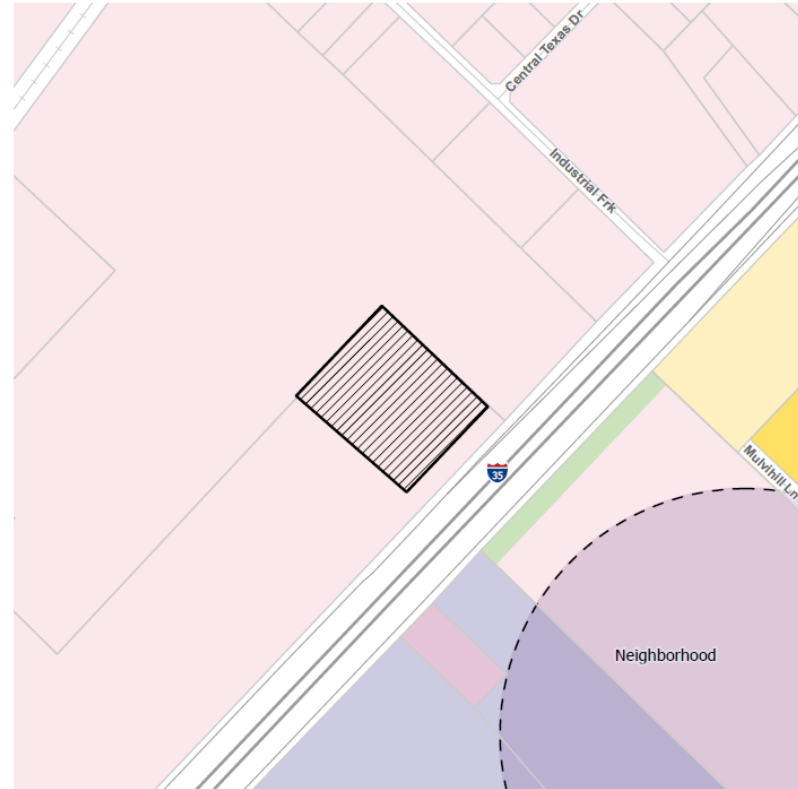
Step 1: Where is the property located on the Comprehensive Plan?

- 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

ZC-25-08

5900 Block S IH 35 - FD to HI

Preferred Scenario
Vision SMTX



0 250 500 1,000 Feet

N

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: 7/7/2025

SAN MARCOS Planning and Development Services



gov



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	Conservation/ Cluster
Zoning District											
Conventional Residential	FD	NP	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	See Section 4.1.2.6 of the Development Code
	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	-	-	
	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
Special Districts	CM	-	-	-	-	-	NP	NP	C	C	NP
	HC	-	-	-	-	-	NP	NP	C	C	-
	HI	-	-	-	-	-	-	-	C	NP	-
	MH	-	C	NP	NP	NP	NP	-	C	NP	-

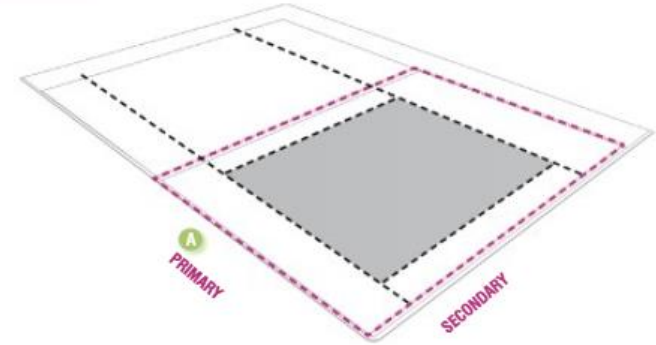
C= Consider NP= Not Preferred (-)= Preferred Scenario Amendment (PSA) Required

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

HI

SECTION 4.4.4.5 HEAVY INDUSTRIAL



KEY

- Property Line (ROW)
- Metrics on This and Facing Page
- 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 4.4.5.12
Civic Building	Section 4.4.5.14

BUILDING STANDARDS

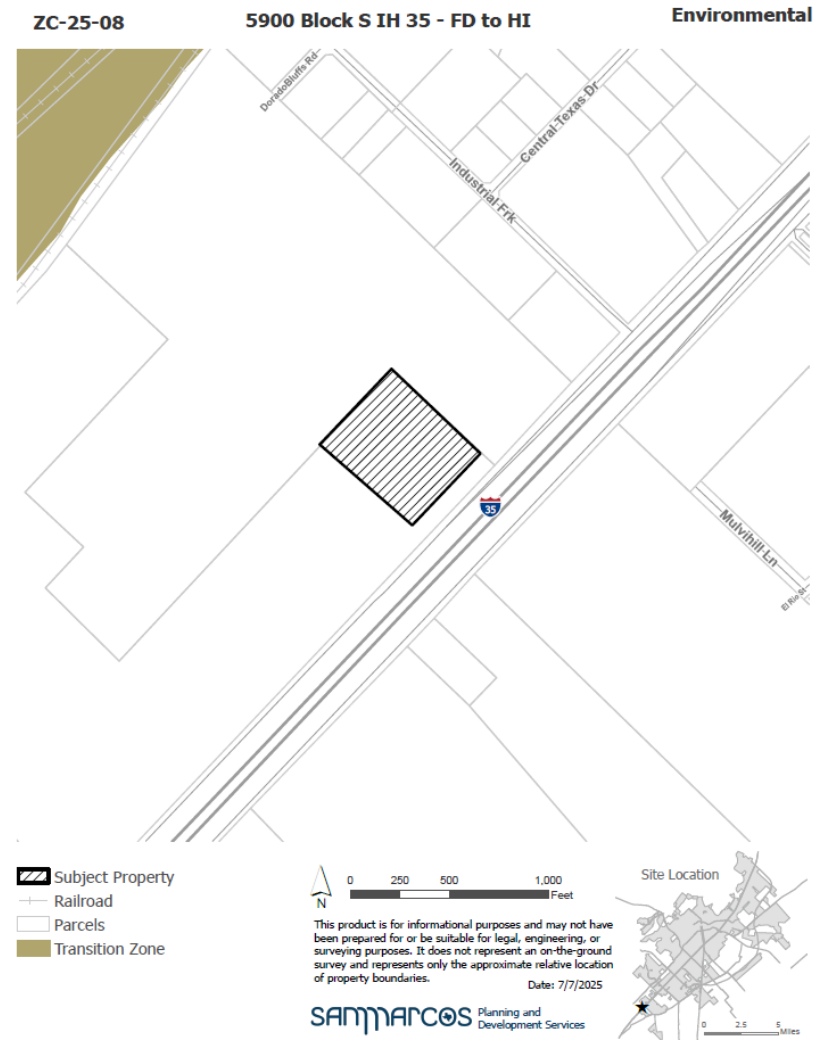
Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

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):** June 3, 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):** July 22, 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 (9-0)
 - Discussion topics: None.