



Public Hearing

ZC-22-25

Hampton Business Park FD to HI

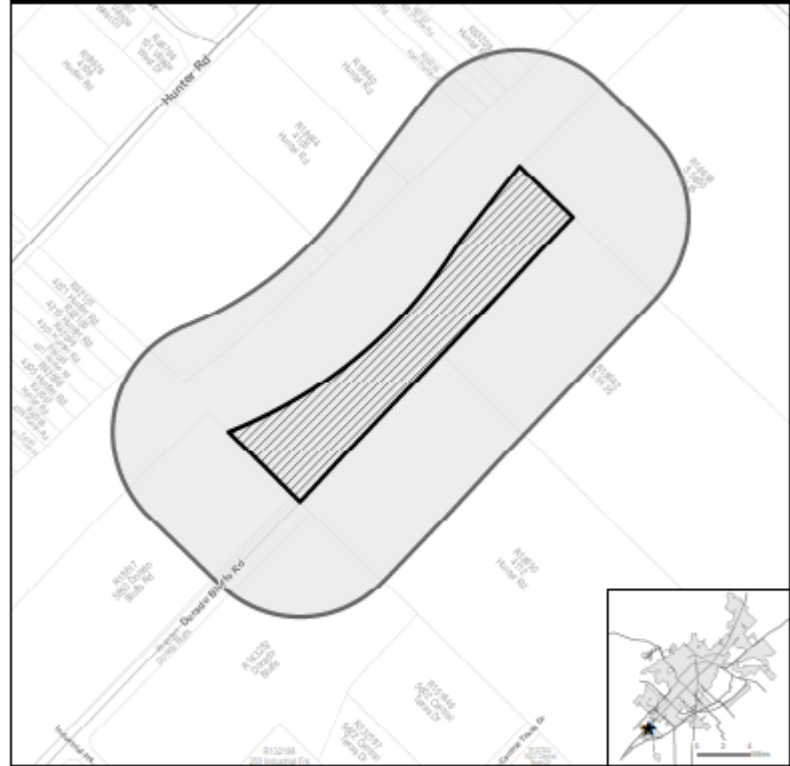
Consider approval of Ordinance 2022-66, on the second of two readings amending the Official Zoning Map of the City in Case ZC-22-25, by rezoning approximately 7.251 acres, more or less, out of the W.H Van Horn-Third League, Abstract No 464, in Hays County, Texas, generally located east of the Union Pacific railroad, approximately 1,000 ft south of Posey Road, from “FD” Future Development to “HI” Heavy Industrial, 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 2022-66 on the second of two readings



Property Information

- Approximately 7 acres
- Located next to the railway south of Posey Rd
- Located within ETJ, annexation concurrently considered by City Council (AN-22-12)

ZC-22-25
400' Notification Buffer
Hampton Business Park — 5300BLK S IH 35



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- 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



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”)

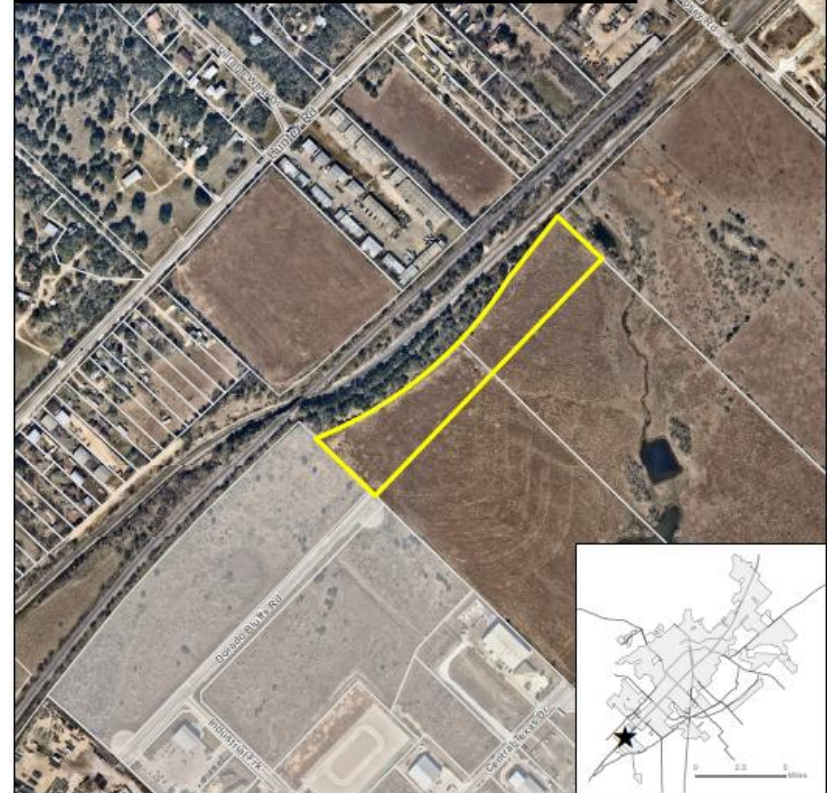




Context & History

- Currently Vacant
- Surrounding Uses
 - H&H Industrial Park
 - Railway line
 - Proposed Light Industrial Zoning
 - Mixed commercial/ business park
- Existing tree buffer within Union Pacific ROW along NW boundary.

ZC-22-25
Aerial View
Hampton Business Park — 5300BLK S IH 35



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

0 250 500 1,000
Feet

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. Imagery from 2017.

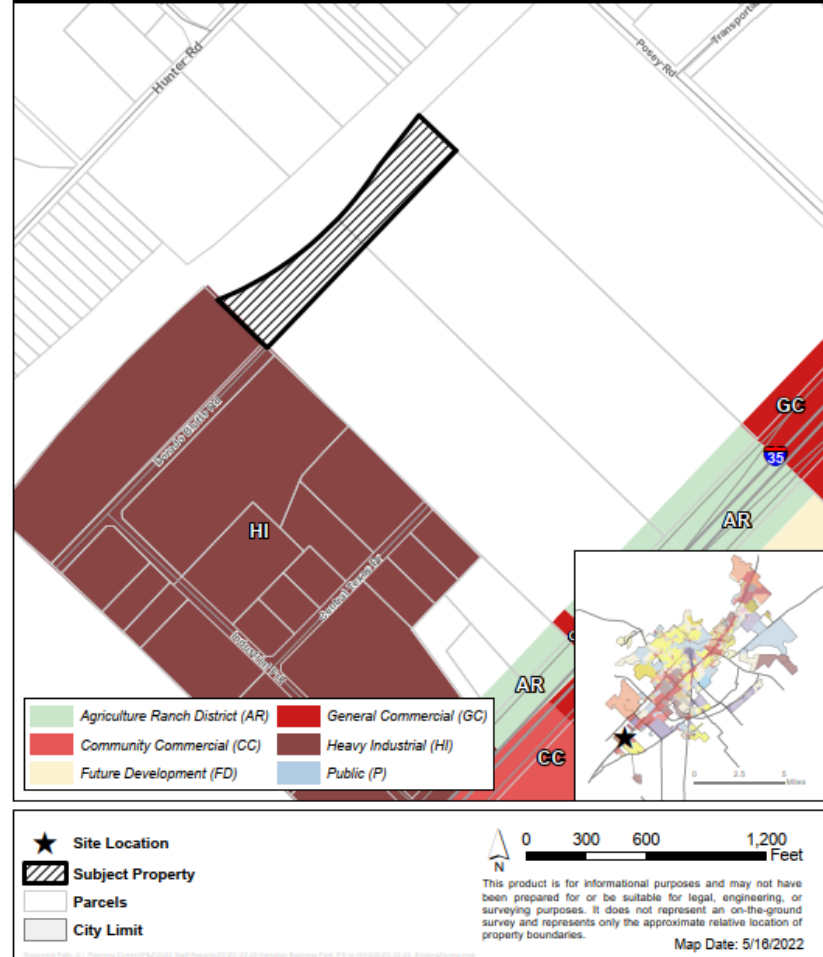
Map Date: 5/18/2022



Context & History

- Existing Zoning:
Future Development (FD)
 - Temporary zoning upon annexation. Limited development allowed.
- Proposed Zoning:
Heavy Industrial (HI)
 - Allows various high impact industrial and manufacturing uses.

ZC-22-25 Existing Zoning Hampton Business Park HI — 5300BLK S IH 35



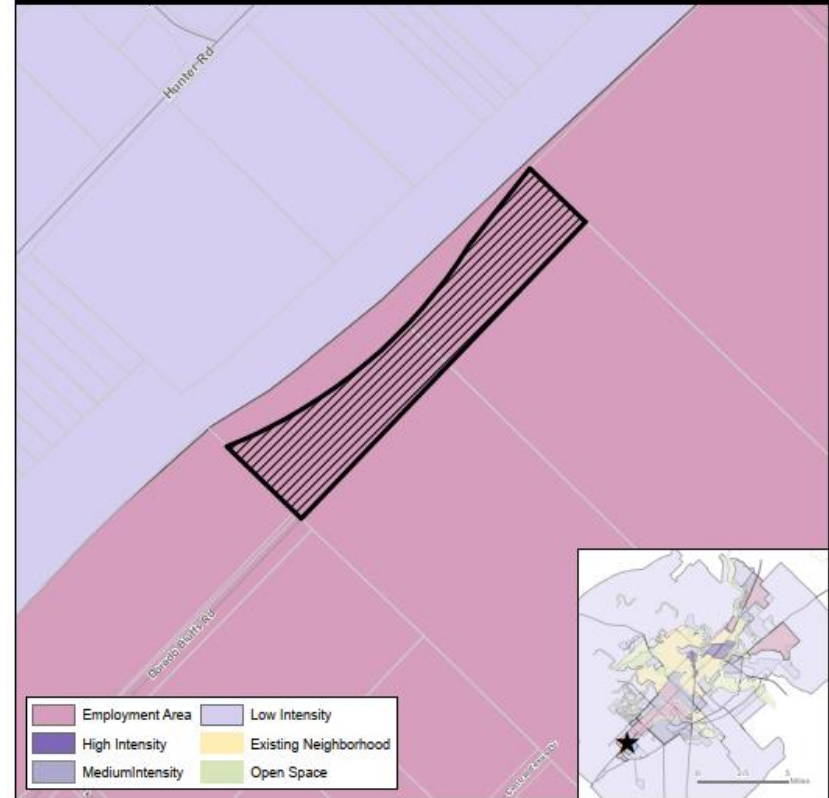


Comprehensive Plan Analysis

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-22-25
Preferred Scenario
Hampton Business Park HI — 5300BLK S IH 35





Comprehensive Plan Analysis

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

“Heavy Industrial (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

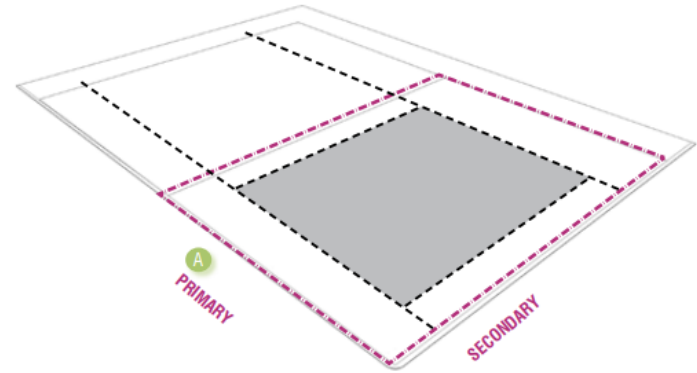


Zoning Analysis

- 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/Business Park



SECTION 4.4.5.4 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.

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
Civic Building	Section 4.4.6.15

BUILDING STANDARDS

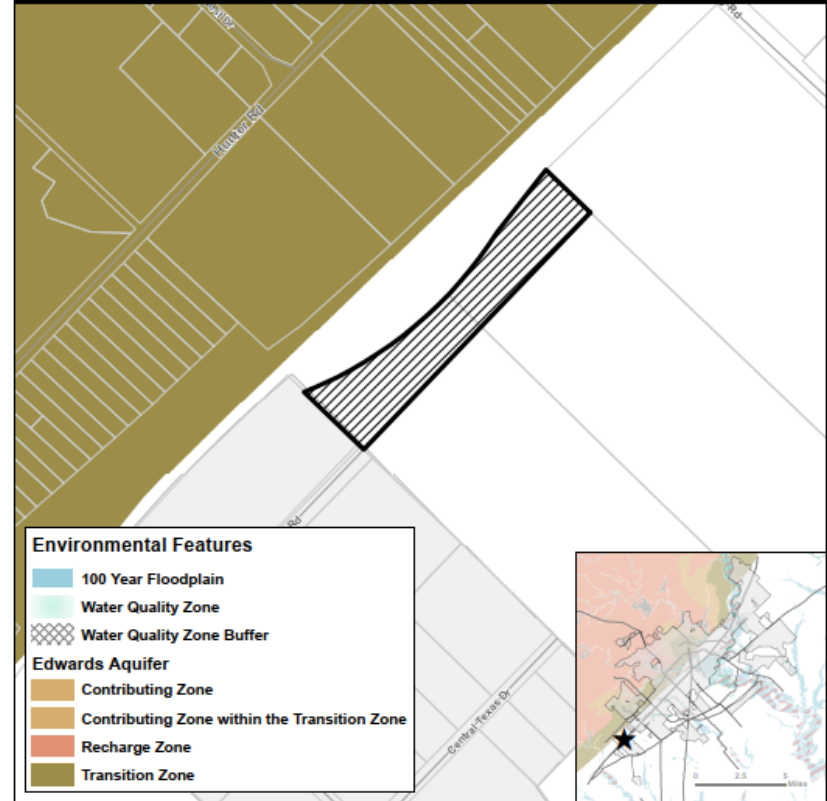
Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.



Environmental Analysis

- Not located within the 100 yr floodplain, floodway, Edwards Aquifer Recharge Zone, Contributing Zone, or Transition Zone.
- Shown as “Least Constrained” on the Land Use Suitability Map.

ZC-22-25
Environmental Features
Hampton Business Park HI — 5300BLK S IH 35



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

0 250 500 1,000 Feet

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.



Infrastructure

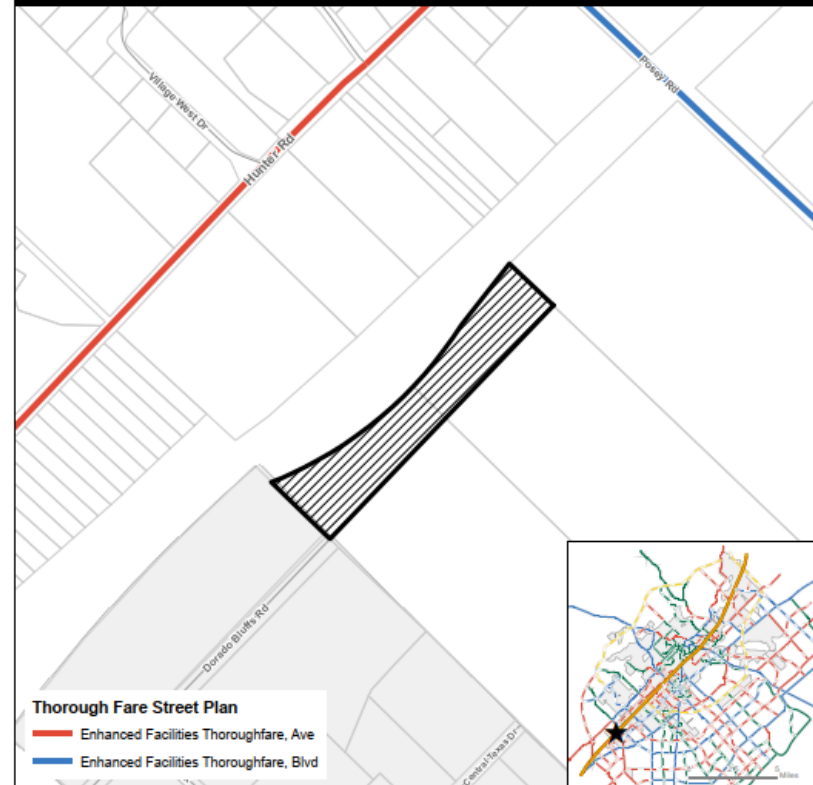
- **Streets**

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

- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric

ZC-22-25
Transportation Master Plan
Hampton Business Park HI — 5300BLK S IH 35



Thorough Fare Street Plan

- Enhanced Facilities Thoroughfare, Ave
- Enhanced Facilities Thoroughfare, Blvd

- ★ 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: 5/18/2022



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.

CONCEPT PLAN

identityARCHITECTS

111 Travis Street, Houston, Texas 77002
www.identityarchitects.com 713.586.2150

Scale: 1" = 80'-0"



BUILDING USE TYPE:



HEAVY INDUSTRIAL



LIGHT INDUSTRIAL



HEAVY COMMERCIAL

June 02, 2022

INTERSTATE HIGHWAY 35 @ POSEY RD

SAN MARCOS, TX

21050-01_COLORED_SITE_PLAN_22.04.05

21050-01_COLORED_SITE_PLAN_22.04.05

costx.gov



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Heavy Industrial (HI)
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 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.
Uses	Residential / Agricultural (See Land Use Matrix)	Primarily industrial and manufacturing uses with some allowances for civic and agricultural uses (See Land Use Matrix).
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	Primary structure - 20' minimum on all sides Accessory structure- 50' minimum front (primary street), 20' minimum front (secondary street) 5' minimum side and rear
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	7,000 sq ft minimum
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