



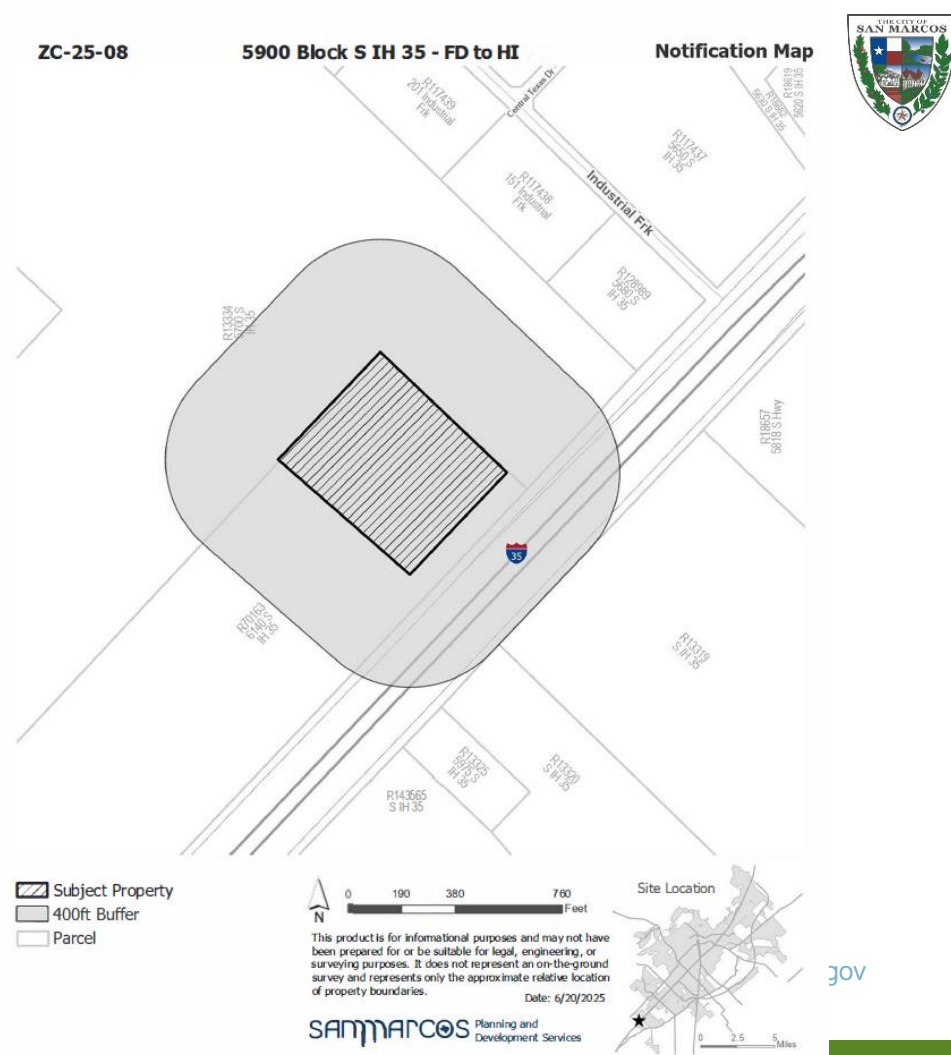
# **Public Hearing**

## **ZC-25-08**

### **5900 Block S IH 35/ FD to HI**

ZC-25-08 (5900 Block S IH 35/ FD to HI) Hold a public hearing and consider a request by Pamela Madere, Jackson Walker, LLP, on behalf of Tim Hatch, San Marcos Business Park, LP, for a Zoning Change from Future Development (FD) to Heavy Industrial (HI), or, subject to consent of the owner, another less intense zoning district classification, for approximately 7.30 acres of land out of the Samuel Craft Survey, Abstract A-89, generally located along the southbound IH 35 frontage road, 1,000 feet south of Industrial Fork. (L. Clanton)

- Approximately 7.30 acres
- IH 35 southbound frontage road, south of Heldenfels Industrial Park
- Located within ETJ, annexation concurrently considered by City Council (AN-25-05)
- Remainder tract of adjacent AN-25-01 & ZC-25-01





# Context & History

- Currently Vacant
- Surrounding Uses
  - Construction service
  - Heavy equipment rentals
  - Vacant/ agricultural
  - IH 35



- Subject Property
- Parcel
- City Limit



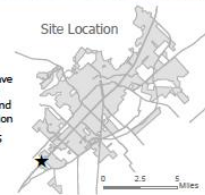
0 190 380 760 Feet

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Date: 7/7/2025

**SAN MARCOS** Planning and Development Services

Site Location

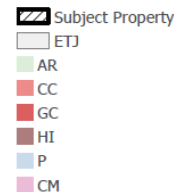
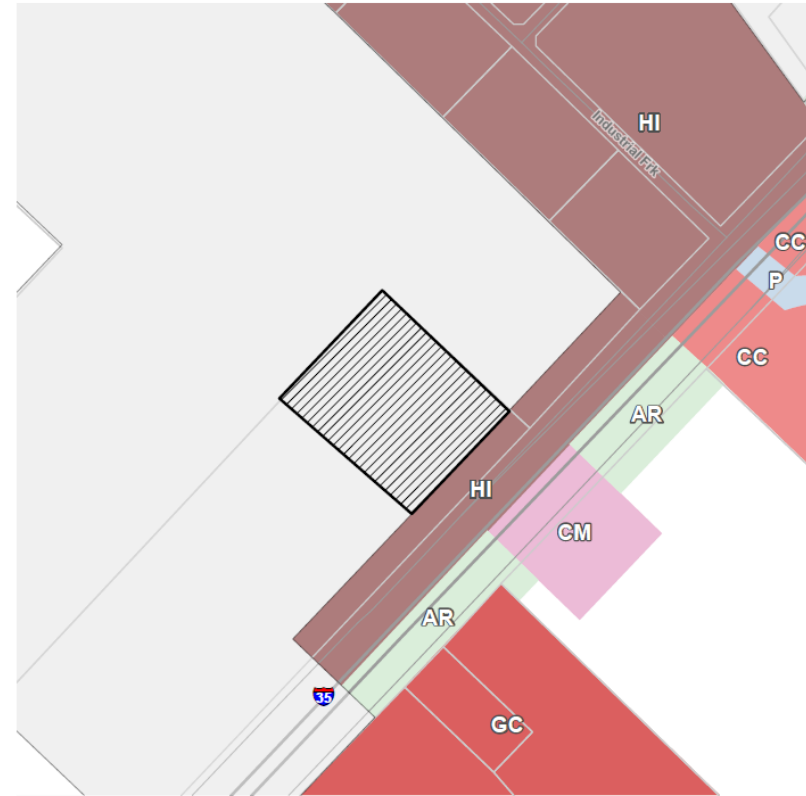


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# Context & History

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



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# Comprehensive Plan Analysis

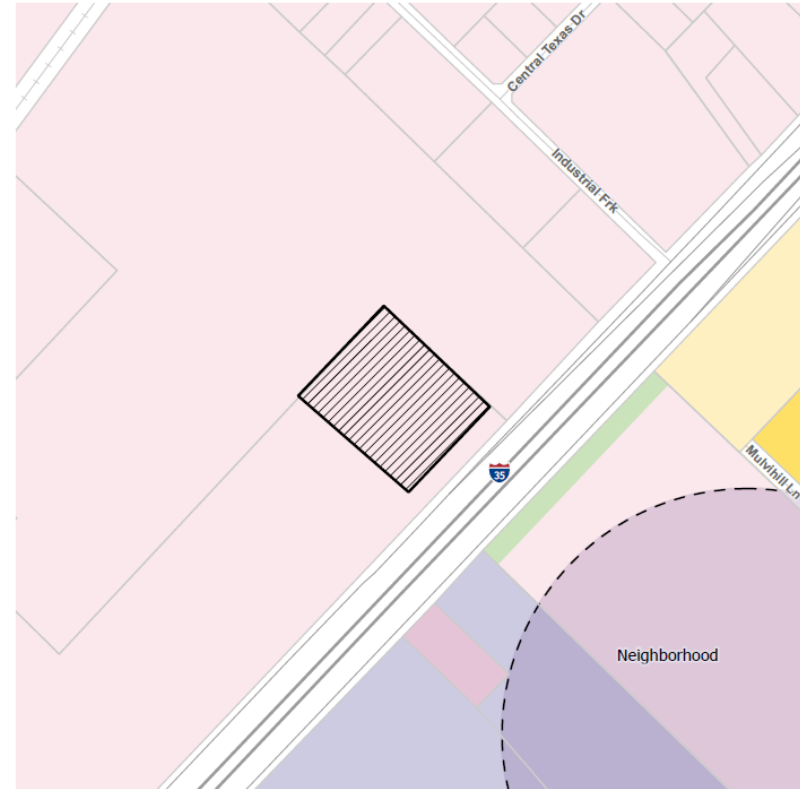
## Step 1: Where is the property located on the Comprehensive Plan?

- 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

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# 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



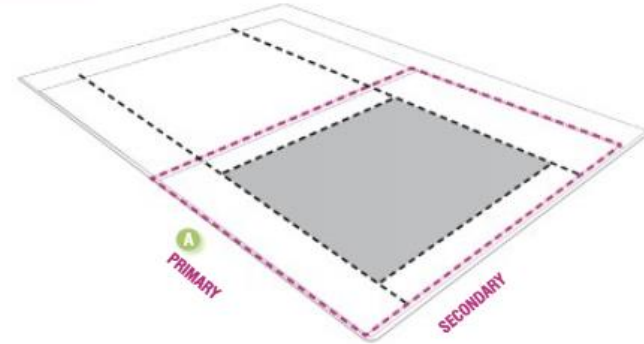


# Zoning Analysis

- 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.

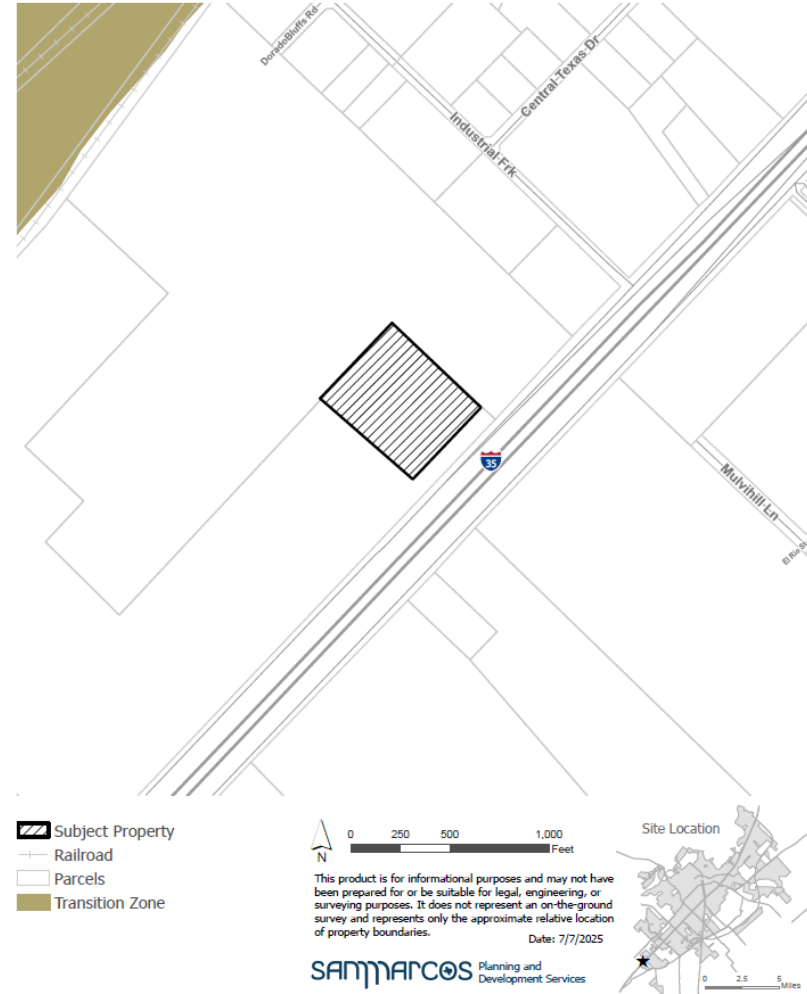
# Environmental Analysis

- No major environmental constraints

ZC-25-08

5900 Block S IH 35 - FD to HI

Environmental





# Infrastructure

- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (5,000 feet)
- Bicycle & Sidewalk connections

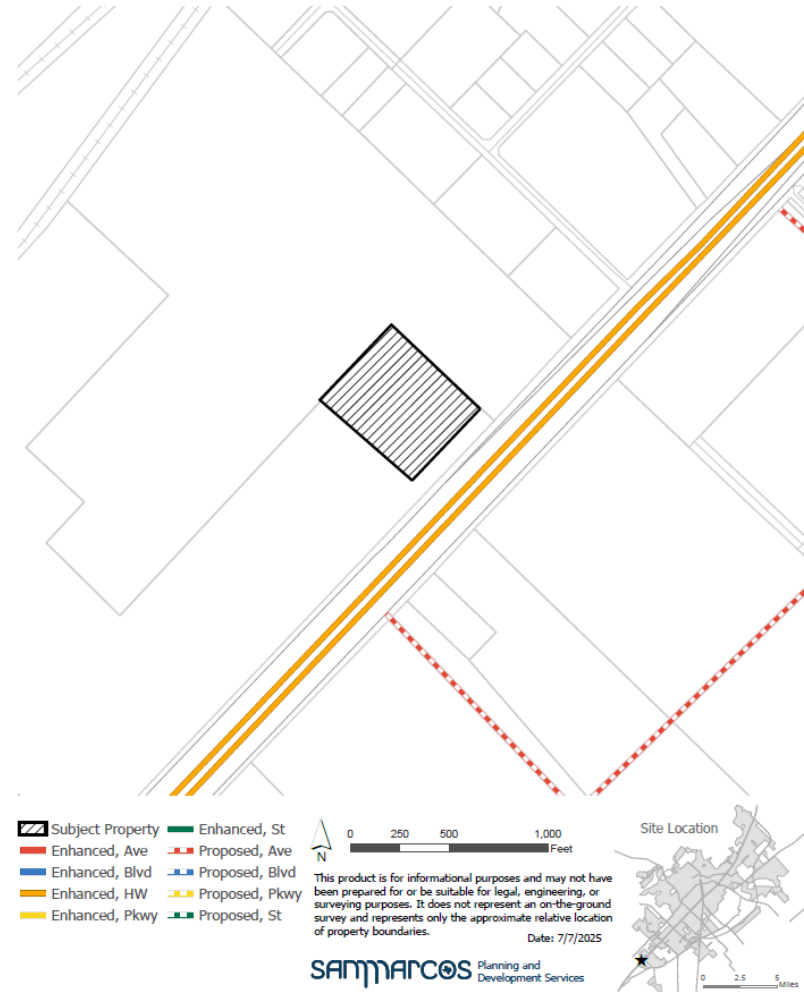
- **Utilities**

- Water: Crystal Clear
- Wastewater: City of San Marcos
- Electric: Pedernales

ZC-25-08

5900 Block S IH 35 - FD to HI

Thoroughfare Plan





# Recommendation

- Staff recommends approval of ZC-25-08 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