



## ZC-24-06

# Old Bastrop & McCarty Mixed Use FD to CD-4

Consider approval of Ordinance 2024-47, on the second of two readings, amending the Official Zoning Map of the city in Case No. ZC-24-06 by rezoning approximately 36.91 acres of land, generally located on the southern side of FM-110/East McCarty Lane and the northern side of Old Bastrop Highway, approximately 1,600 feet west of the intersection between Old Bastrop Highway and SH-123, from Future Development “FD” District to Character District-4 “CD-4”, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date.

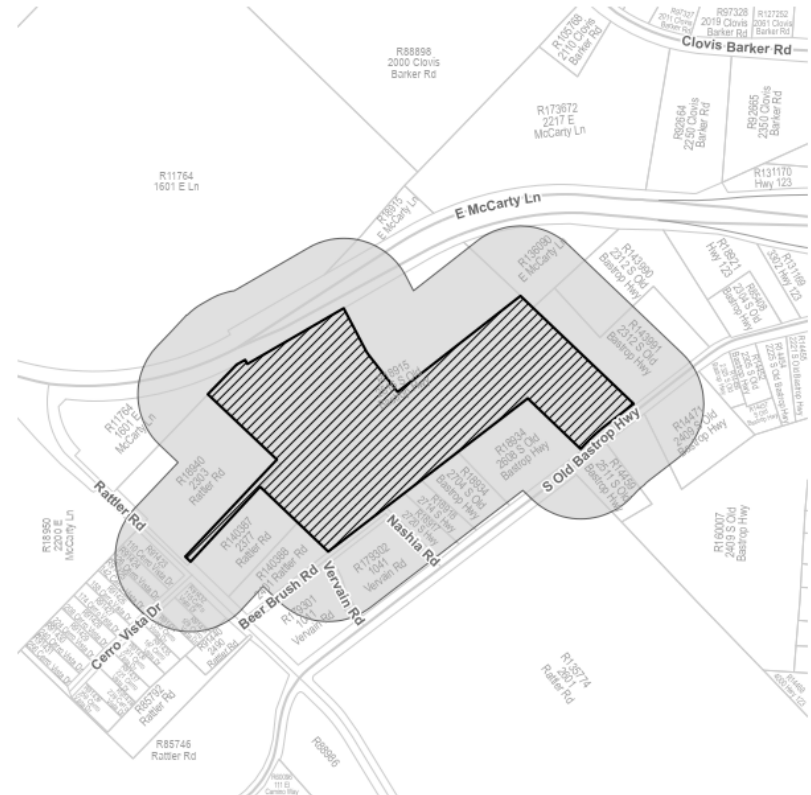
# Property Information

- Approximately 37 acres
- Located on Old Bastrop and McCarty between San Marcos High School and the COSM Public Services Building
- Located within ETJ, annexation concurrently considered by City Council (AN-24-07)

ZC-24-06

Old Bastrop and McCarty Mixed Use CD-4  
2516 S Old Bastrop Hwy

Notification  
Map



▨ Subject Property  
■ 400ft Buffer  
□ Parcel



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Date: 8/5/2024

SAN MARCOS Planning and Development Services

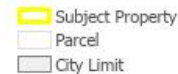


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# Context & History

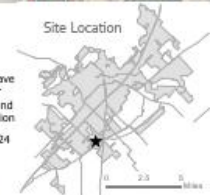
- Currently vacant land with residential structure
- Surrounding Uses
  - San Marcos High School
  - Church
  - City Public Services Complex
  - Residential
  - McCarty Industrial Park (under development)



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Date: 7/22/2024

**SAN MARCOS** Planning and  
Development Services



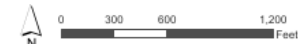
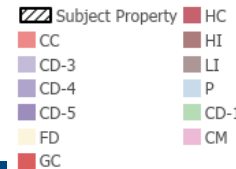
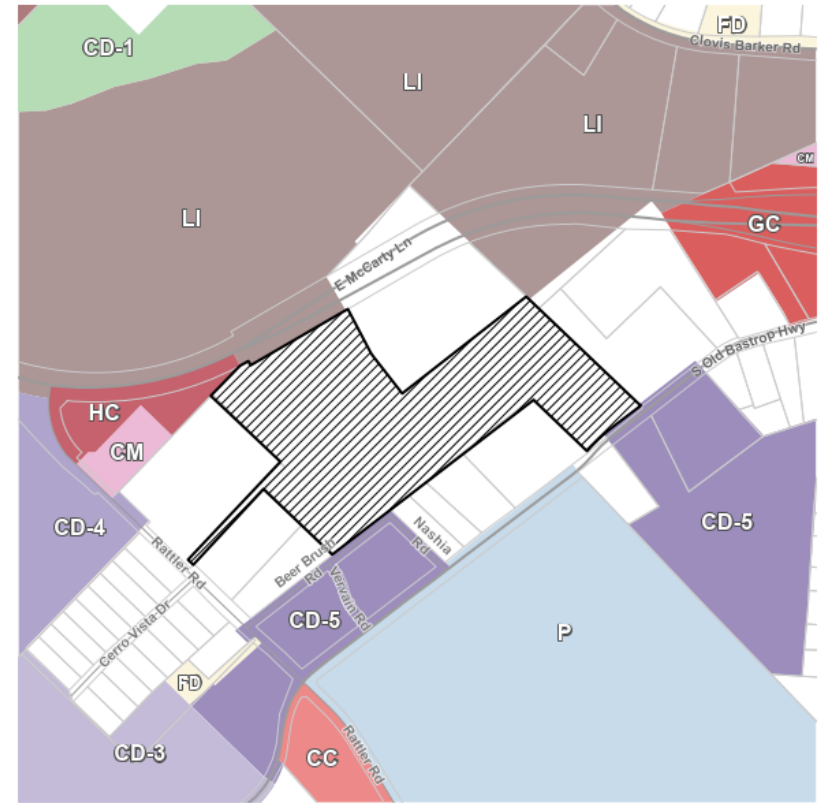
# Context & History

- Existing Zoning:  
Outside City limits (ETJ)
- Proposed Zoning:  
Character District-4 (CD-4)
  - Allows for Variety of Residential Uses and Limited Commercial Uses at Corners

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2516 S Old Bastrop Hwy

Environmental Features



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Date: 7/22/2024

SAN MARCOS Planning and Development Services

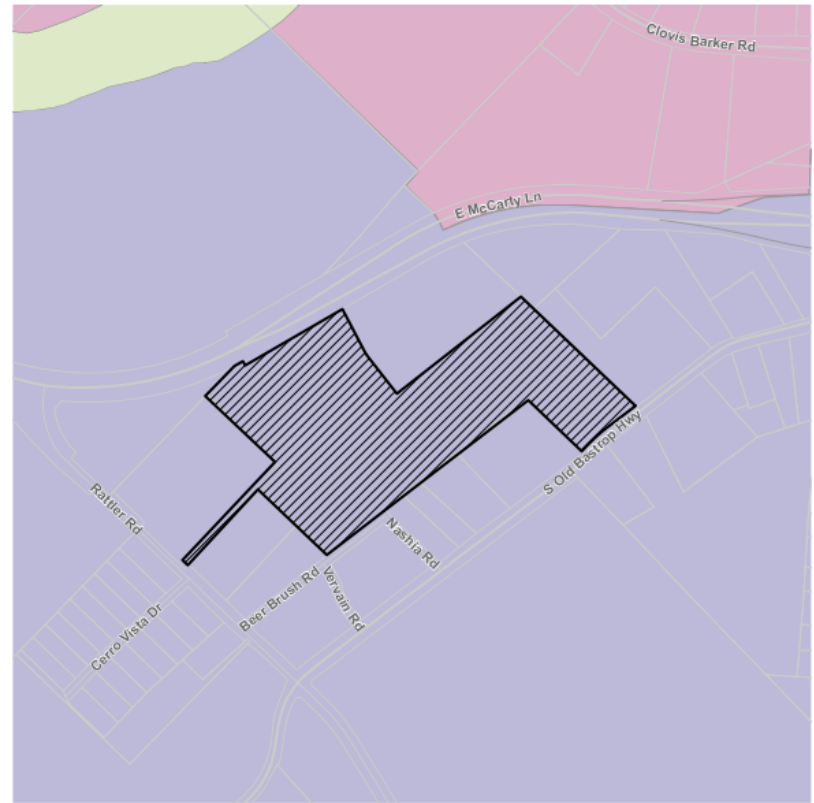




# Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium Intensity (East Village)
- *“Designated as a Medium Intensity Zone, with an activity node centered around the intersection of Old Bastrop and Hwy123, East Village will boast a mix of commercial, retail, and service-oriented activity. This area will offer a variety of residential options including single family homes, duplexes, townhomes, and small multifamily projects.” (2013 Comprehensive Plan)*



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Date: 7/22/2024





# Comprehensive Plan Analysis

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

**“Character District-4” (CD-4) within a “Medium Intensity Zone.”**

**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
<b>Character Districts</b>	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

- Variety of Residential Uses with Limited Commercial or Mixed Use on the Corners
- Cottage, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, Civic
- Residential, Public, and Limited Commercial Uses
- Proposing small multifamily/ townhomes.

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**SECTION 4.4.3.4 CHARACTER DISTRICT - 4**

CD-4

**SECTION 4.4.3.4 CHARACTER DISTRICT - 4**

**GENERAL DESCRIPTION**

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

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**DENSITY**

Impervious Cover	80% max.	
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**TRANSPORTATION**

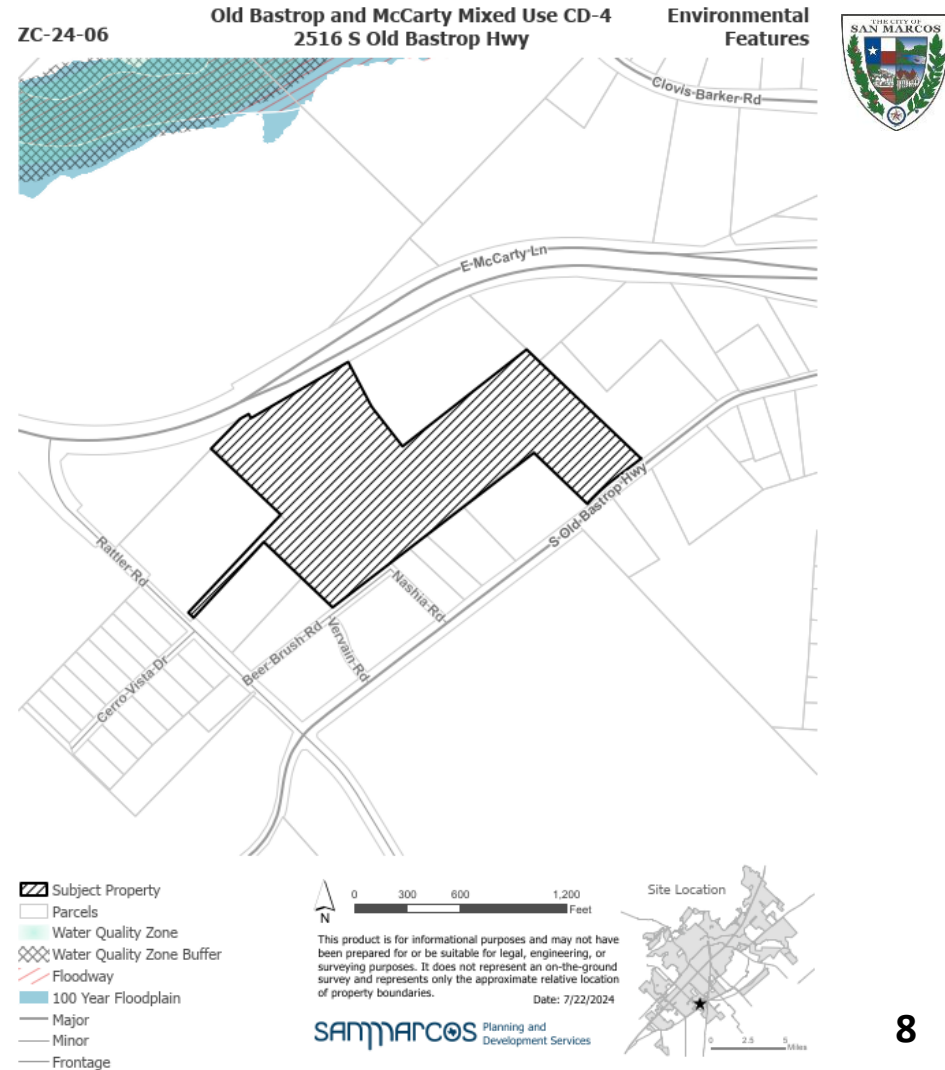
Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

**BUILDING TYPES ALLOWED**

Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15

# Environmental Analysis

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





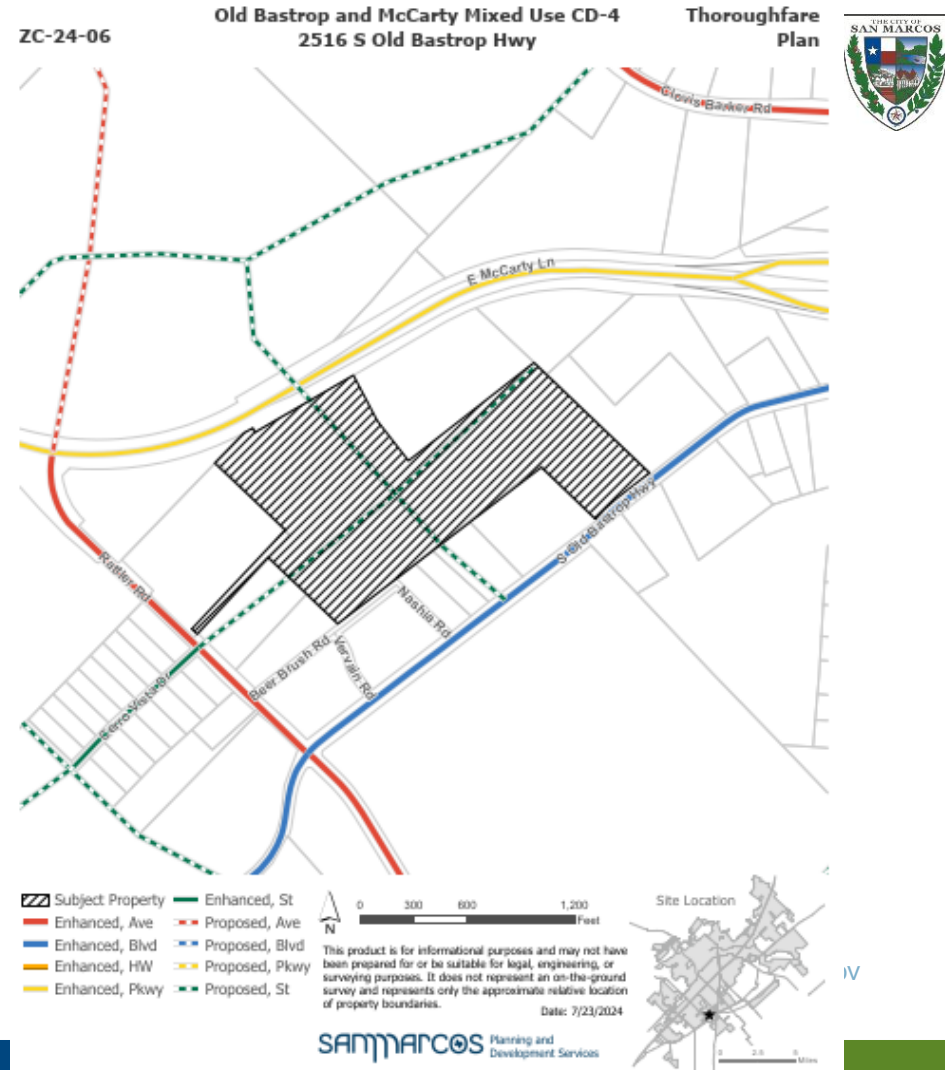
# Infrastructure

- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (2,400 feet)
- Bicycle & Sidewalk connections

- **Utilities**

- City of San Marcos Water / Wastewater
- Bluebonnet Electric



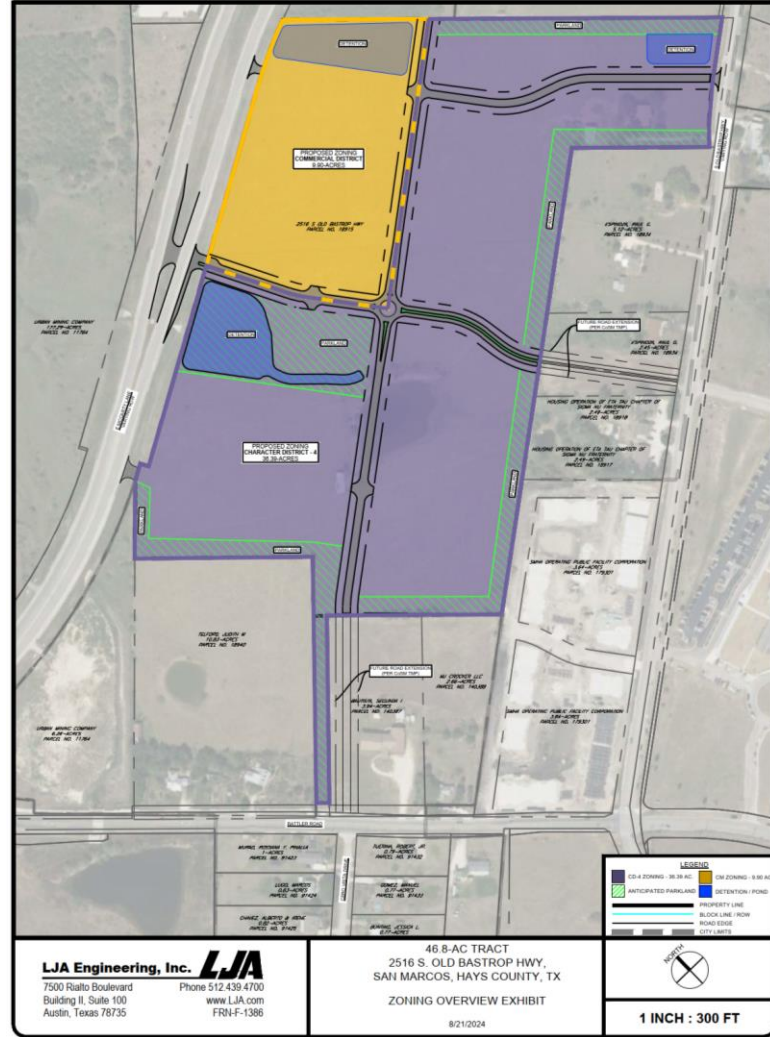


# Recommendation

- The Planning and Zoning Commission recommended **approval** of ZC-24-06 as presented with an 8-0 vote.
  - Discussion Topics:
    - Parkland
    - Plans for the strip of land connecting to Rattler Rd.
- Staff recommended **approval** of ZC-24-06 as presented.



# Indicative Layout



**LJA Engineering, Inc. LJA**  
 7500 Realto Boulevard  
 Building II, Suite 100  
 Austin, Texas 78735  
 Phone 512.439.4700  
 www.LJA.com  
 FRN-F-1386

sanmarcostx.gov

# Zoning District Comparison Chart



Topic	<b>Existing Zoning:</b> Future Development (FD)	<b>Proposed Zoning:</b> Character District – 4 (CD-4)
<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.	The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
<b>Uses</b>	Residential / Agricultural (See Land Use Matrix)	Residential, limited Commercial, limited Office. (See Land Use Matrix)
<b>Parking Location</b>	No location standards	No parking in the 1 <sup>st</sup> layer; Parking allowed in the 2 <sup>nd</sup> and 3 <sup>rd</sup> Layer
<b>Parking Standards</b>	Dependent upon use	Dependent upon use
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	N/A
<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	3 stories
<b>Setbacks</b>	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	5-12' front Setback, 5' side setback, 15' rear set back.
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft in area and 15' lot in width being the smallest allowed minimums
<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.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area. Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area
<b>Blocks</b>	No Block Perimeter Required	2,400 ft. Block Perimeter Max