

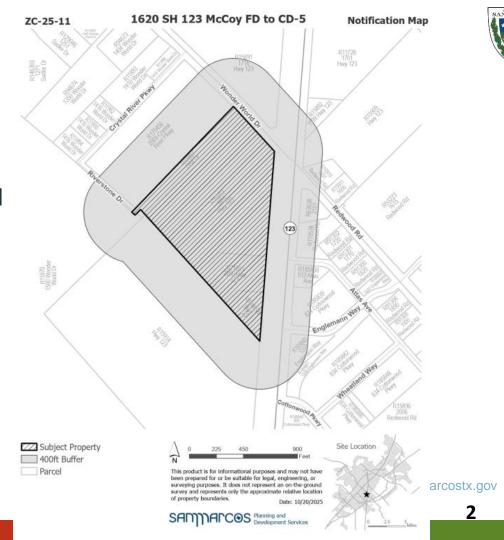
# Public Hearing ZC-25-11 1620 SH 123 McCoy FD to CD-5

Hold a public hearing and consider a request by SEC Planning, LLC, on behalf of CCMcCoy LLC and Remme-McCoy Property Solutions, LLC, for a Zoning Change from Future Development (FD) to Character District-5 (CD-5) or, subject to consent of the owner, another less intense zoning district classification, for approximately 26.798 acres, more or less, out of the Barnett O. Kane Survey, Abstract No. 281, generally located southwest of the intersection Wonderworld Drive and State Highway 123 in Hays County, Texas. (J.Cleary)

## **Property Information**

- Approximately 27 acres
- Located at the intersection of SH
   123 and Wonder World Drive

Located within City Limits



## **Context & History**

- Currently Vacant
- Surrounding Uses
  - Multifamily
  - Gas station
  - Gas station/ SH 123 overpass

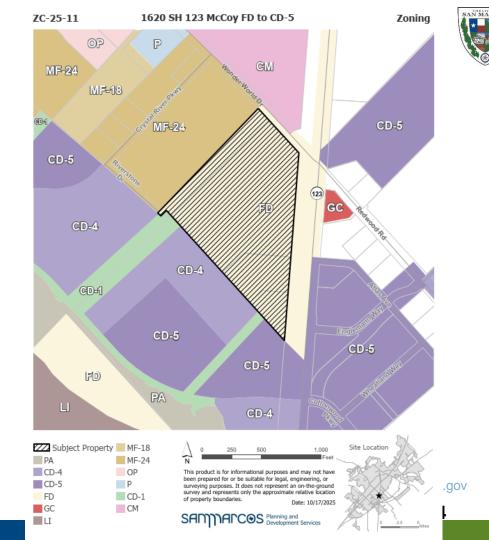
Originally annexed in 2005





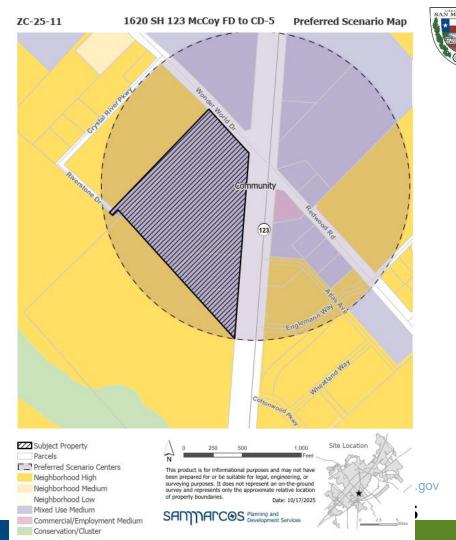
# **Context & History**

- Existing Zoning:
   Future Development (FD)
  - Allows limited low density residential and agricultural
  - Intended to be a temporary zoning district upon annexation.
- Proposed Zoning: Character District-5 (CD-5)
  - Allows a mixture of uses including multifamily, retail, commercial, and civic.



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

- Existing Preferred Scenario:
   Mixed Use Medium
   (Community Center Medical)
- "These areas are characterized by a mix of commercial and residential uses in a well-connected and walkable place." (VisionSMTX)



### **Comprehensive Plan Analysis (VISION SMTX)**



Step 2: Is the request consistent with Table 4.1 of the Land Development Code?

### **Character District-5 within Mixed Use Medium**

		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	С
	SF-R	С	NP	NP	-	-	-	-	-	-	-
	SF-6	С	С	NP	-	-	-	-	-	-	-
	SF-4.5	С	С	С	NP	-	-	-	·	-	-
d	ND-3	See Section	С	С	NP	NP	NP	NP	•	-	-
hoo	ND-3.2	4.1.2.4 and	С	С	NP	NP	NP	NP	-	-	-
Neighborhood Density Districts	ND-3.5	4.1.2.5 of the	С	С	С	С	NP	NP	-	-	
leigh ensit	ND-4	Development	С	С	С	С	С	NP	-	-	-
ک ک	N-CM	Code	С	С	С	С	С	С	-	С	-
	CD-1	С	С	NP	NP	С	-	-	NP	NP	
ω	CD-2	-	NP	-	-	-	-	-	-	-	
trict	CD-2.5	-	С	NP	NP	С	-	-		-	See Section
Dis	CD-3	-	С	NP	NP	С	NP	-		-	4.1.2.6 of the Development
cter	CD-4	-	NP	-	NP	NP	С	С	NP	С	Code
Character Districts	CD-5	-	-	-	-	NP	NP C	С	NP	С	
	CD-5D	-	-	-	-	-	-	C		-	
	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
S	СМ	-	-	-	-	-	NP	NP	С	С	NP
Special Districts	НС	-	-	-	-	-	NP	NP	С	С	-
	LI	_	-	-	_	-	-	-	С	NP	-
	Н	_	-	-	_	-	-	-	С	NP	-
	MH	-	С	NP	NP	NP	NP	-		-	NP
		C= Consider	NP= Not Pr		(-) = Preferred Sco			ired			

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# **Zoning Analysis**

- Description of CD-5: Intended to provide for a variety of residential, retail, service, and commercial uses and to promoted mixed use and pedestrian-oriented activity.
- Building Types Allowed: Townhouse, Apartment, Live/Work, Mixed Use, Shopfront, Civic
- Permitted Uses: Residential, Office, Medical, Personal Services, Retail, Eating Establishment, Hotel, Light Manufacturing, Minor Vehicle Repair
- No specific uses proposed by applicant at this time.

### SECTION 4.4.3.6 CHARACTER DISTRICT - 5











#### SEMEDAL BESCHIPTING

The CD 5 district is intended to provide for a variety of residential, retail, service and commercial uses. To promote walkability and compatibility, auto oriented uses are restricted. CD 5 promotes mixed use and nedestrian oriented activity.

DENSITY			
Impervious Cover	100% max.		

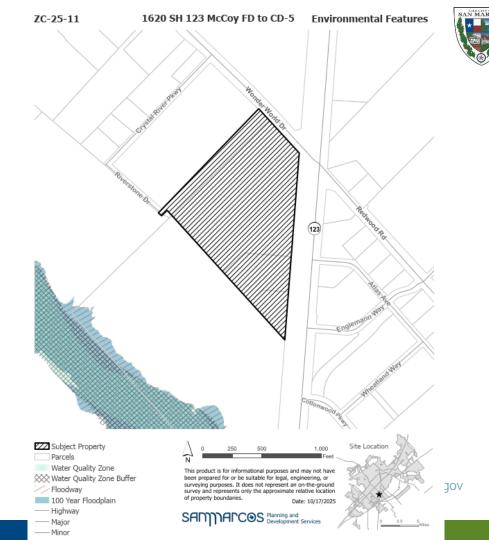
#### TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1	
Access to the second	Main Street	Section 3.8.1.6	
Streetscape Type	Multi-Way	Section 3.8.1.9	

BUILDING TYPES ALLOWED		
Accessory Dwelling	Section 4.4.5.1	
Townhouse	Section 4.4.5.6	
Apartment	Section 4.4.5.9	
Live/ Work	Section 4.4.5.10	
Mixed Use Shopfront	Section 4.4.5.11	
Civin Puildina	Carling A A E 1A	

# **Environmental Analysis**

- Not located within the 100-year floodplain or floodway
- Not located within the San Marcos River Corridor
- Not located within the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone



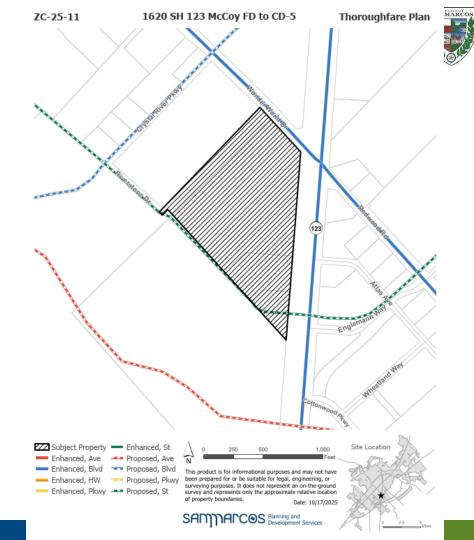
### Infrastructure

### Streets

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (2,000 feet)
- Bicycle & Sidewalk connections

### Utilities

- City of San Marcos Water / Wastewater
- Bluebonnet Electric





### **Recommendation**

Staff recommends <u>approval</u> of ZC-25-11 as presented.

### Zoning District Comparison Chart

	Existing Zoning:	Proposed Zoning:
Topic	Future Development (FD)	Character District – 5 (CD-5)
Zoning	The Future Development (FD) District is intended to serve as	The CD-5 district is primarily intended to provide a variety of
Description	a temporary zoning district for properties that shall develop	residential, retail, service, and commercial uses. To promote
	in the future but have been newly annexed and/or are not	walkability and compatibility, auto-oriented uses are restricted. CD-5
	yet ready to be zoned for a particular Use. Characterized by	promotes mixed use and pedestrian-oriented activity.
	primarily agricultural use with woodlands and wetlands and	
	scattered buildings.	
Uses	Residential / Agricultural (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking	No location standards	No parking in the 1st layer; Parking allowed in 2 <sup>nd</sup> layer along
Location		secondary street only
Parking	Dependent upon use	Dependent upon use
Standards		
Max	0.4 units per acre (max)	N/A
Residential		
Units per acre	NI/A	NIA
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Lanuscaping	rice and sin ab requirements	rree and sili do requirements
Building	2 stories	2 stories (min), 5 stories (max)
Height (max)		*Additional stories can be allowed by City Council via alternative
		compliance
Setbacks	50' minimum front, 20' side, and 20% of total lot depth	o' minimum/12' max front, o' side, and o' rear
	measured at point of greatest depth in rear	
Impervious	30%	100%
Cover (max)		
Lot Sizes	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
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre,	Main Street: 10' sidewalk, street trees every 35' on center average,
	street trees every 40' on center average, 7' planting area	7' planting area between sidewalk and street required
	between sidewalk and street required.	
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max



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