



Public Hearing

ZC-24-08

South End Stagecoach Trail LI/GC to CD-5

Hold a public hearing and consider a request by John David Carson, on behalf of Carson Haysco Holdings, LP, for a Zoning Change from Light Industrial (LI) and General Commercial (GC) to Character District-5 (CD-5) or, subject to consent of the owner, another less intense zoning district classification, for approximately 21.46 acres, comprising Lots 1, 2 and 3, Block B and Lot 1, Block C in the Hays County Government Center Final Plat, and an unplatted 1.33 acre tract of land situated in the J.M Veramendi League, No.1, generally located northeast of the intersection between Wonder World Drive and S Stagecoach Trail, and northwest of the intersection between Dutton Drive and S Stagecoach Trail. (J.Cleary)



South End Case Overview (ZC-24-08/ ZC-24-09/ ZC-24-10)

Project Overview

- **ZC-24-08** South End Stagecoach Trail
 - LI/GC to CD-5
 - 21.5 acres
- **ZC-24-09** South End Dutton Drive
 - LI/GC/FD to CD-1
 - 16.6 acres
- **ZC-24-10** South End S Stagecoach Trail
 - LI to CD-4
 - 56.8 acres



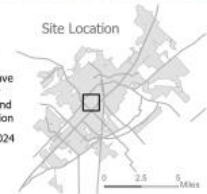
- ZC-24-08 (CD-5) - 21.5 acres
- ZC-24-09 (CD-1) - 16.6 acres
- ZC-24-10 (CD-4) - 56.8 acres



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Date: 10/17/2024

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Property Information

- Approximately 21 acres
- Located at the intersection of Dutton Drive and S Stagecoach Trail
- Located within City Limits



Subject Property
 400ft Buffer
 Parcel



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 Date: 10/11/2024





Context & History

- Currently Vacant
- Surrounding Uses
 - Hays County Government Center
 - Restaurant/ Coffee Shop
 - Bank/ Offices
 - Vacant

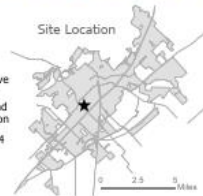


- Subject Property
- Parcel



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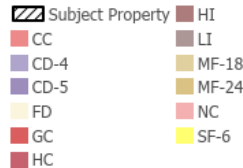
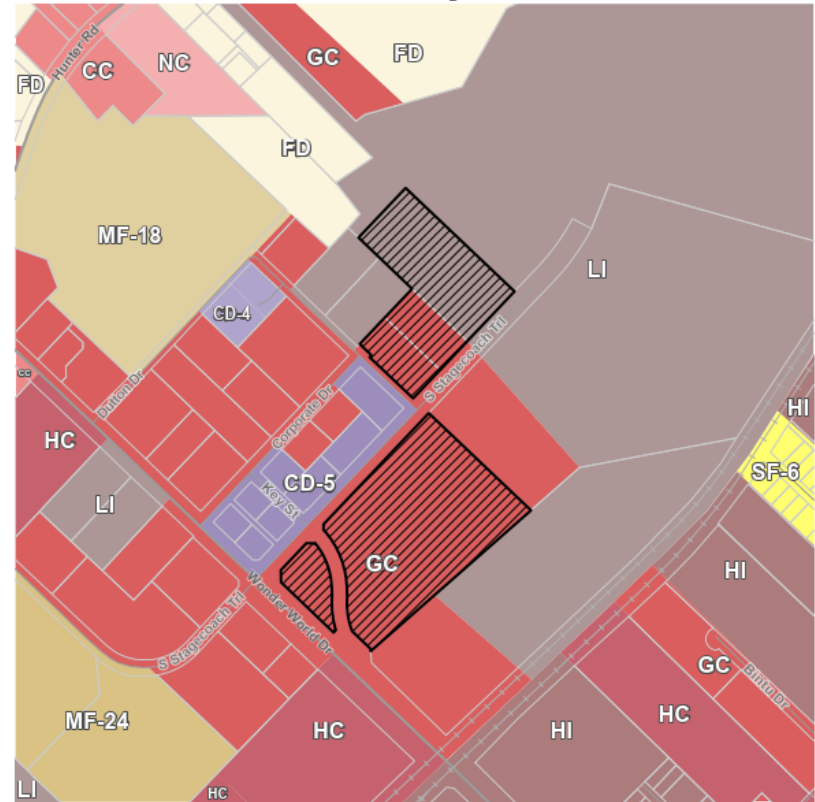
Context & History

- Existing Zoning:
Light Industrial (LI) and General Commercial (GC)
 - Allows various commercial and industrial uses including retail, food and beverage production, and warehouse and manufacturing
- Proposed Zoning:
Character District-5 (CD-5)
 - Allows for a variety of uses including multi-family, mixed use, office and retail.

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South End Stagecoach Trail LI/GC to CD-5
Wonderworld Dr/ S Stagecoach Trail

Zoning



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Comprehensive Plan Analysis

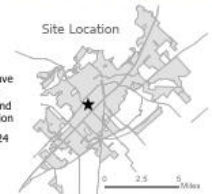
Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Medium Intensity (South End)
- *“An area of change intended to accommodate the City’s future growth and expansion where people can meet their daily needs within a short walk, bike, transit trip, or drive” (4.1.1.6)*
- Small portion of the site designated as Open Space however this is subject to an existing drainage easement.



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Comprehensive Plan Analysis

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

“Character District -5” (CD-5) within a “Medium Intensity” Zone and Open Space” 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
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



Comprehensive Plan Analysis

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

- Mixed Use - Medium

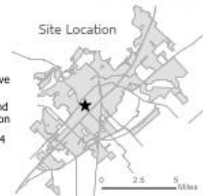
“These areas are characterized by a mix of commercial and residential uses in a well-connected and walkable place.” pg 98, VisionSMTX

- Conservation/Cluster* (subject to existing drainage easement)

“Development that does occur within conservation and reserve areas should be low impact to the natural environment by using a variety of development techniques and strategies.” pg 110, VisionSMTX



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Comprehensive Plan Analysis (VISION SMTX)

Step 2: Is the request consistent with the adopted Equivalency Table?

“CD-5” Character District-5 within a “Mixed Use-Medium” and “Conserve/ Cluster”

Development Code Zoning Classifications :: Vision SMTX Comprehensive Plan Place Types

Zoning District		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
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*	



Comprehensive Plan Analysis

Step 3: Is the request consistent with the District/ Existing Zoning Translation Table?

“General Commercial” GC and “Light Industrial” LI to “Character District-5” CD-5

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

Zoning Analysis

- Description of CD-5: Intended to provide for a variety of residential, retail, service, and commercial uses and to promote 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



GENERAL DESCRIPTION

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 pedestrian oriented activity.

DENSITY

Impervious Cover 100% max.

TRANSPORTATION

Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street Multi Way	Section 3.8.1.6 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
Civic Building	Section 4.4.5.14

Environmental Analysis

- Floodplain/ floodway within the site.
- Located outside the Edwards Aquifer Recharge Zone but within the Transition Zone.
- Not located within the San Marcos River Corridor.

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Wonderworld Dr/ S Stagecoach Trail

Environmental
Features



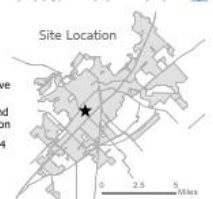
- Subject Property
- Railroad
- Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Transition Zone
- Major
- Minor
- Frontage



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South End Stagecoach Trail LI/GC to CD-5
Wonderworld Dr/ S Stagecoach Trail

Thoroughfare
Plan

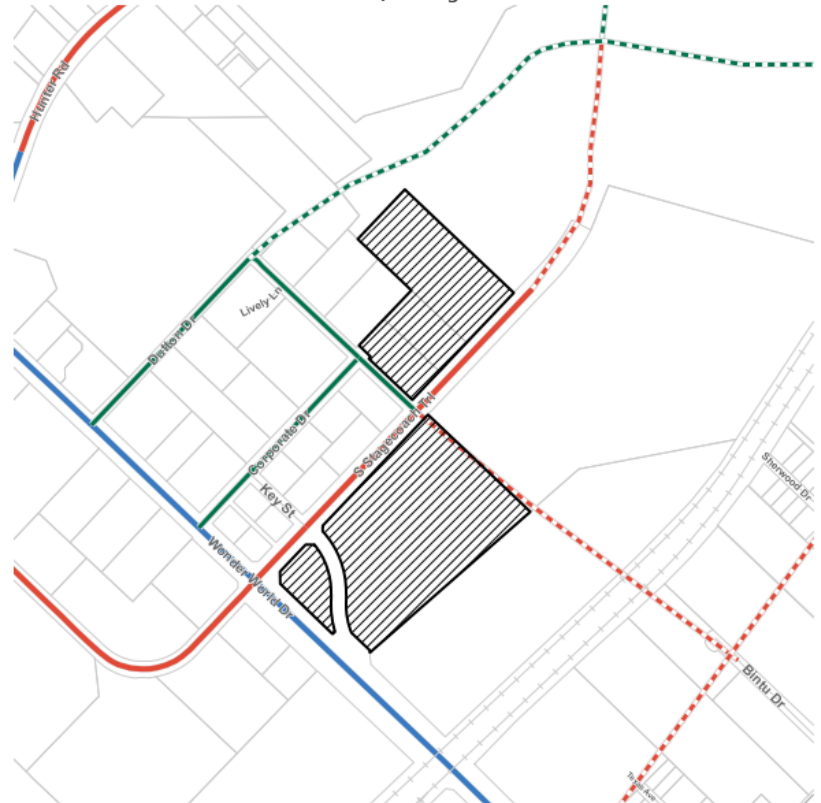
Infrastructure

• Streets

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

• Utilities

- City of San Marcos Water / Wastewater
- City of San Marcos Electric.



Subject Property	Enhanced, St
Enhanced, Ave	Proposed, Ave
Enhanced, Blvd	Proposed, Blvd
Enhanced, HW	Proposed, Pkwy
Enhanced, Pkwy	Proposed, St



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Recommendation



- Staff recommends approval of ZC-24-08 as presented.

MAP LEGEND

-  Proposed SMGA / SMRF Hun-Dun Natural Trail
-  Proposed CD-1 / Trail Land Dedication (16.6 ACRES) from LI
-  Proposed CD-4 (56.8 ACRES, UNPLATTED) from LI
-  Proposed CD-5 (21.5 ACRES) from LI/GC

NOTES

- Downzoning proposed for compatibility with proposed trail use and to align with Comprehensive Plan (Vision San Marcos and VisionSMTX)
- CD-1 area is equal to property under consideration for trail dedication
- CD-4 area is equal to remainder of applicant's unplatted property
 - Lowest "Consider" zoning district per VisionSMTX Equivalency Table
 - Aligned with Table 4.6 of SMDC (Existing Zoning Translation Table)
- CD-5 area primarily comprised of existing platted lots on Stagecoach Trail
 - "Consider" zoning district per Equivalency Table and Table 4.6
 - Creates consistent zoning with existing adjacent platted lots
- No current development plans





Zoning District Comparison Chart

Topic	Existing Zoning: Light Industrial (LI)	Existing Zoning: General Commercial (GC)	Proposed Zoning: Character District – 5 (CD-5)
Zoning Description	Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or commercial uses.	The GC District is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses. The commercial uses within this district will have operation characteristics that are generally compatible with the CC, Community Commercial District.	The CD-5 district is primarily intended to provide 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 pedestrian-oriented activity.
Uses	Primarily industrial uses as well as light manufacturing, offices, and warehouse and distribution. Examples of light industrial uses include food and beverage products, breweries, contractor storage, dry-cleaning, furniture manufacturing, and welding (See Land Use Matrix)	Office, Service Uses, Retail, Commercial, etc. (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location	No location standards	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Depends on use.	Dependent upon use	Dependent upon use
Max Residential Units per acre	N/A - Residential uses are not allowed	N/A	N/A
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	4 stories	N/A	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	20' minimum front, side, and rear	20' minimum front, 15' side, and 5' rear	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	80%	80%	100%
Lot Sizes	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width	Minimum 6,000 sf	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	Conventional Street: 6' sidewalk, 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 between sidewalk and street required. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	5,000 ft. Block Perimeter max	3,000 ft. Block Perimeter Max	2,000 ft. block perimeter max