



Public Hearing

ZC-25-06

The Rivers CD-4 to CD-5

Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2025-XXX, amending the Official Zoning Map of the City in Case ZC-25-06, by rezoning approximately 26.77 +/- acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474, generally located on East McCarty Lane south of the intersection between Rattler Rd and East McCarty Lane in Hays County, Texas, from Character District -4 (CD-4) to Character District-5 (CD-5) or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date, and consider approval of Ordinance 2025-XXX on the first of two readings.

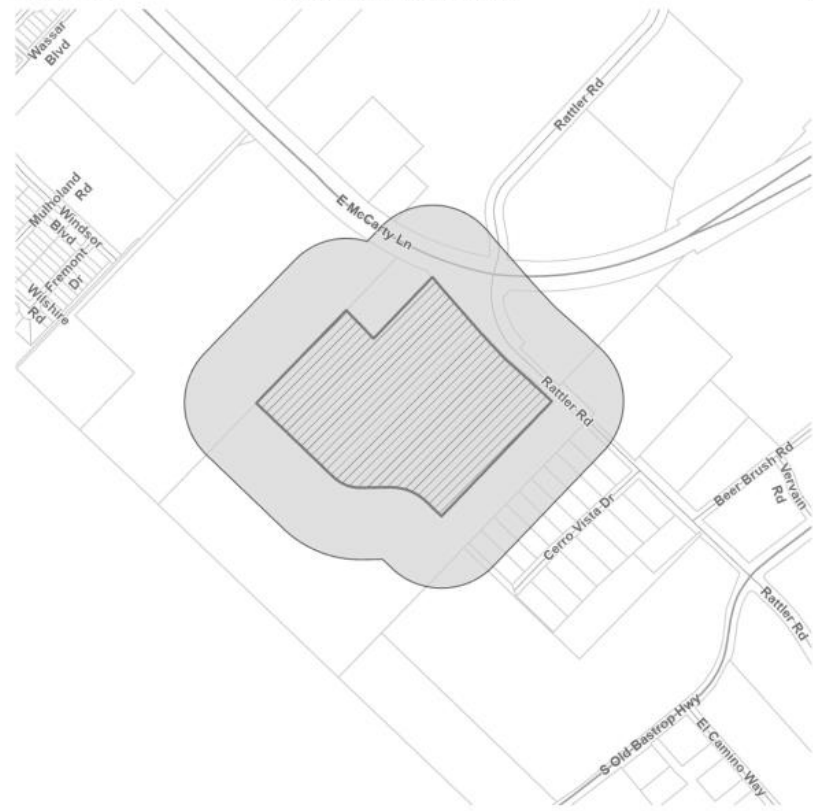
Property Information

- Approximately 26.77 acres
- Located south of the intersection between E McCarty Ln and Rattler Rd.
- Located within City Limits

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The Rivers CD-4 to CD-5
Rattler Rd / E McCarty Ln

Notification Map

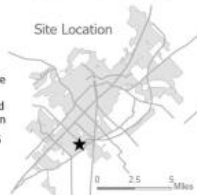


400ft Buffer
Subject Property

0 300 600 1,200 Feet

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Date: 4/24/2025

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Context & History

- Currently Vacant
- Surrounding Uses
 - Residential
 - Light Industrial
 - Vacant
- Chapter 380 economic incentive agreement currently being negotiated separately.

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The Rivers CD-4 to CD-5
Rattler Rd / E McCarty Ln

Aerial



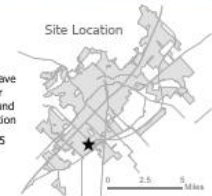
ETJ
Subject Property
Parcel



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Date: 4/4/2025

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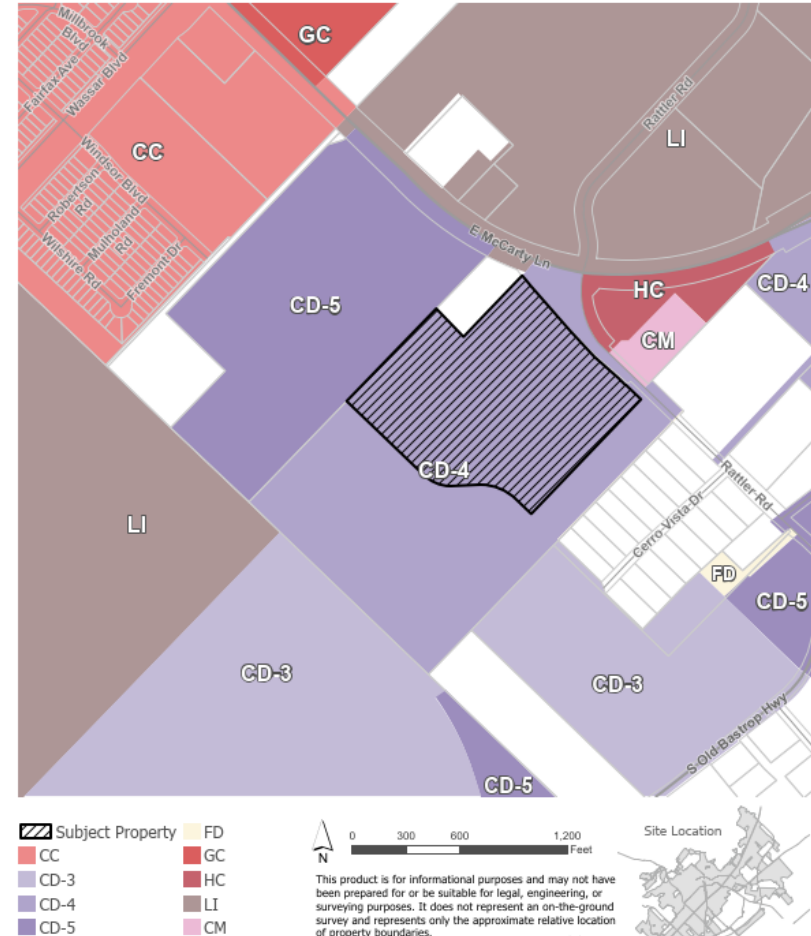
Context & History

- Existing Zoning:
Character District - 4 (CD-4)
 - Allows for variety of residential uses and limited commercial uses at corners.
- 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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The Rivers CD-4 to CD-5
Rattler Rd / E McCarty Ln

Zoning



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Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Mixed Use Medium (East Village)
- *“The East Village, located east of IH-35, is intended to provide access to amenities and services for residents of the area. The proposed higher intensity mixed-use activity center will help alleviate development pressures by capturing and accommodating a large portion of the future housing and employment needs.” (VisionSMTX)*

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Rattler Rd/ E McCarty Lane

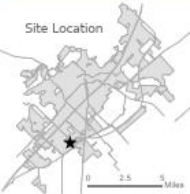
Preferred Scenario Map



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Date: 4/3/2025

SAMMARCOS Planning and Development Services



East Village/ Second City Center Area Plan Update



- Outreach to date:
 - Public meetings at Bowie Elementary (October 2022) and at Love of Christ Baptist Church (Jan 2023)
 - Online Survey (Nov 2022)
 - Postcards sent to residents of plan boundary and surrounding area in addition to social media outreach online.
- Plan was put on hold due to delays in Vision SMTX Comprehensive Plan adoption.
- Draft plan currently being reviewed by staff.



Public meeting/ workshop at Love of Christ Baptist Church
– Jan 2023



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	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	-	-	
Special Districts	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
	CM	-	-	-	-	-	NP	NP	C	C	NP
	HC	-	-	-	-	-	NP	NP	C	C	-
	LI	-	-	-	-	-	-	-	C	NP	-
	HI	-	-	-	-	-	-	-	C	NP	-
	MH	-	C	NP	NP	NP	NP	-	-	-	NP

C= Consider

NP= Not Preferred

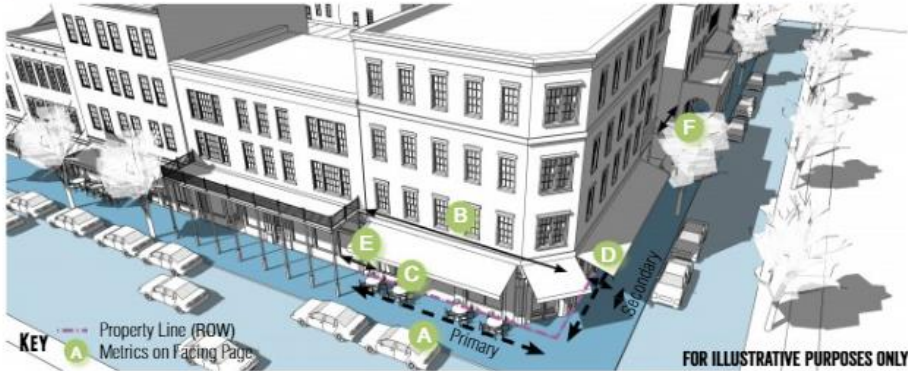
(-) = Preferred Scenario Amendment (PSA) Required




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
- Residential, commercial, and indoor/outdoor recreation proposed.

CD-5

SECTION 4.4.3.6 CHARACTER DISTRICT - 5



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.

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

DENSITY

Impervious Cover	100% max.
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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

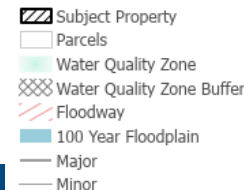
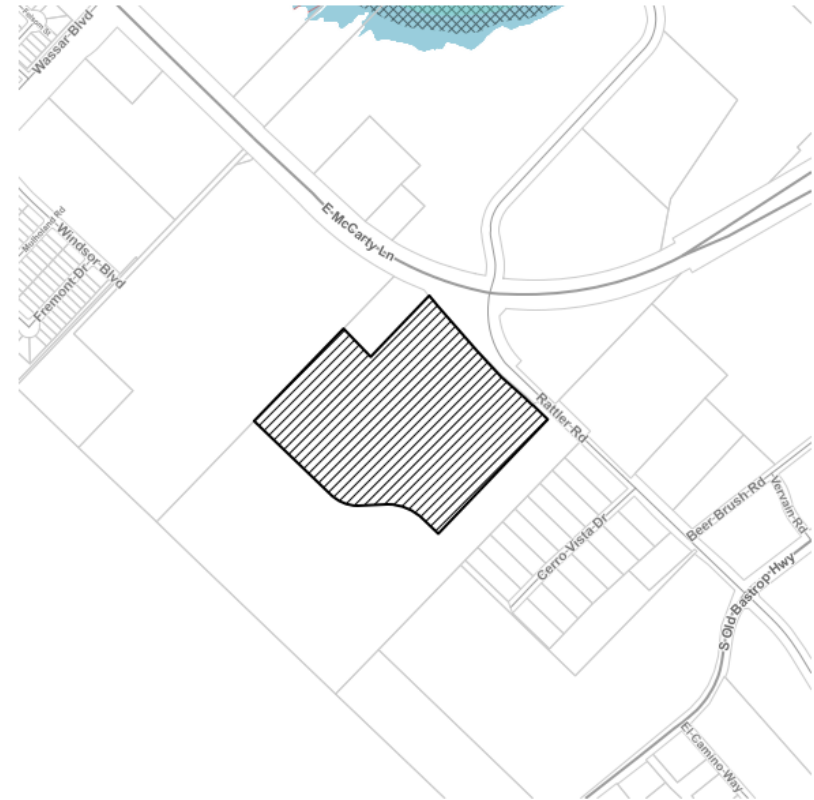
Environmental Analysis

- Not located in the 100-year floodplain or floodway.
- Not located within the Edwards Aquifer Recharge Zone, Transition Zone, or Contribution Zone.

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Environmental Features



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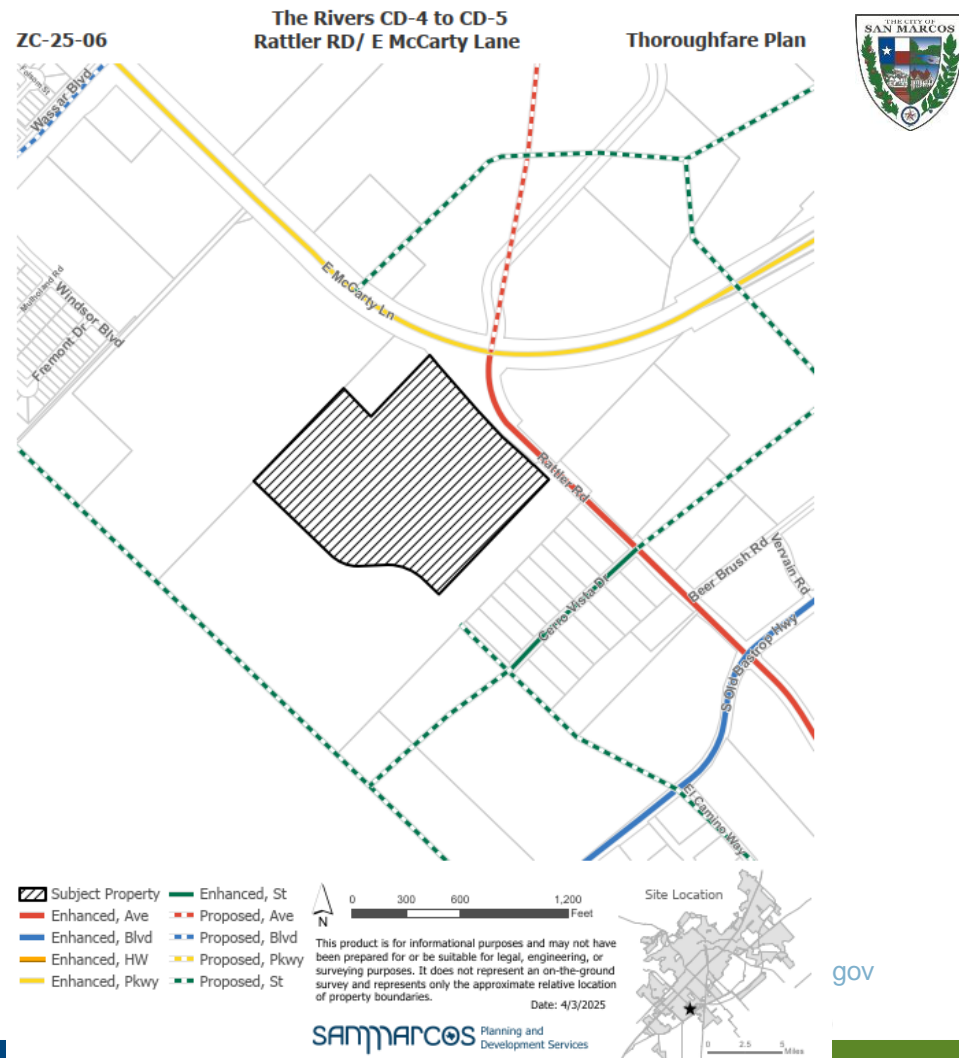
Infrastructure

- **Streets**

- Bike and pedestrian connections required along Rattler Rd and McCarty at the time of site development
- Transportation Master Plan
- Block perimeter (2,000 feet)

- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric





Recommendation

- The Planning and Zoning Commission recommended **approval** of ZC-25-06 as presented with an 8-0 vote.
- **Discussion Topics:**
 - 380 Agreement process
 - Minimum 2 story height in CD-5 zoning
 - Plans for adjacent parcel and phasing
 - Definition of “community” to be served by project
- Staff recommended **approval** of ZC-25-06 as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Character District-4 (CD-4)	Proposed Zoning: Character District – 5 (CD-5)
Zoning 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.	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	Residential, limited Commercial, limited Office. (See <i>Land Use Matrix</i>)	Residential, Commercial, Office, etc. (See <i>Land Use Matrix</i>)
Parking Location	No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd Layer	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use.	Dependent upon use
Max Residential Units per acre	N/A	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	3 stories	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	5-12' front Setback, 5' side setback, 15' rear set back.	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	80%	100%
Lot Sizes	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	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, 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	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	2,400 ft. Block Perimeter Max	2,000 ft. block perimeter max