



Consent Agenda

ZC-23-26

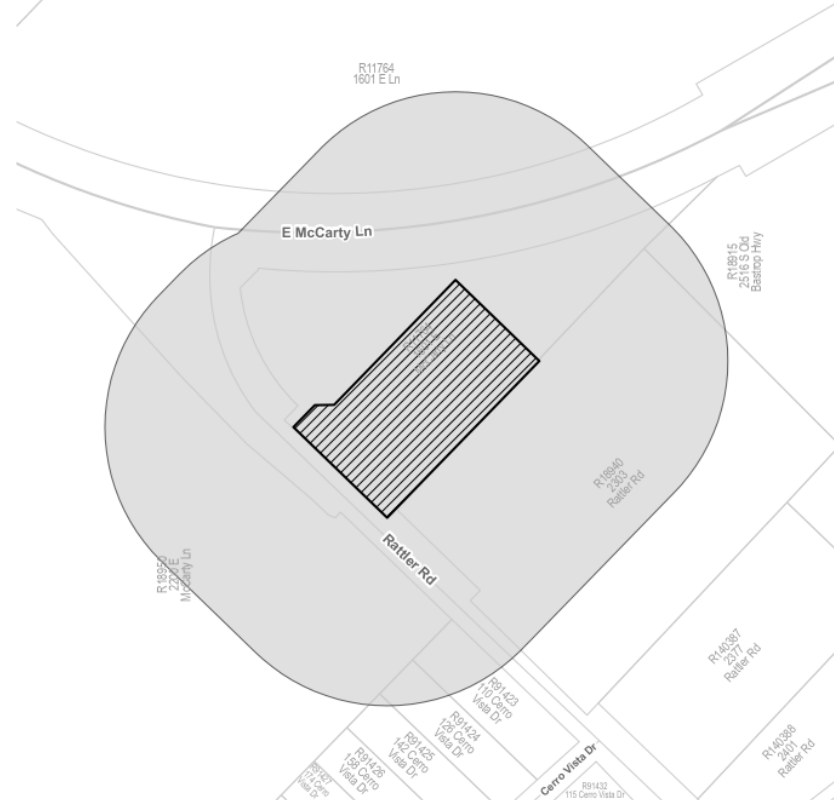
Sahota Center at Rattler Rd FD to CM

Consider approval of Ordinance 2024-06, on the second of two readings, amending the Official Zoning Map of the city in Case No. ZC-23-26, by rezoning approximately 2.69 acres of land, generally located on Rattler Road approximately 400 feet south of the intersection between Rattler Road and East McCarty Lane/FM 110, from Future Development "FD" District to Commercial "CM" District, or, subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and providing an effective date.



Property Information

- Approximately 3 acres
- Located south of the intersection between FM-110 and Rattler Rd.
- Located within ETJ, annexation concurrently considered by City Council (AN-23-11).



Subject Property
 400ft Buffer
 Parcel



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 Date: 12/12/2023



Context & History

- Currently Vacant
- Surrounding Uses
 - Rural residential
 - Vacant (planned multifamily and light industrial)
 - Public Services Complex
- Separate zoning request for Heavy Commercial is also being considered (ZC-23-27).



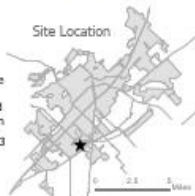
- Subject Property
- Parcel
- City Limit
- Parcels
- Major
- Minor



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Date: 11/28/2023

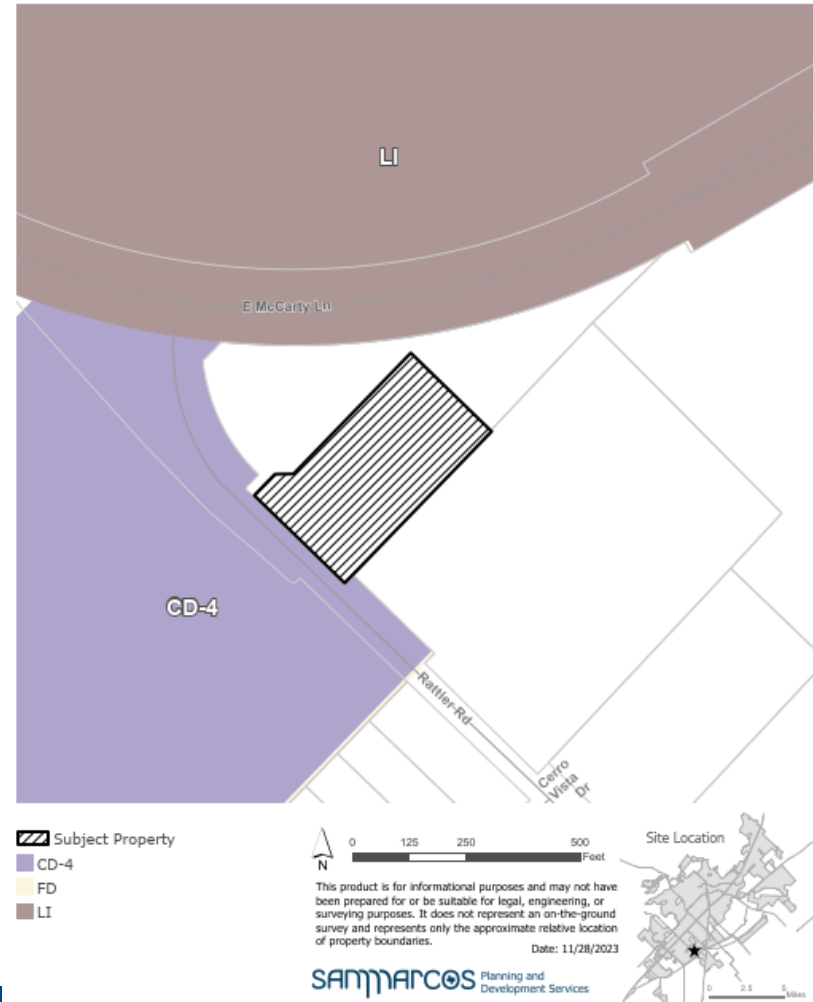
SAMMARCOS Planning and Development Services





Context & History

- Existing Zoning:
Future Development (FD)
 - Intended to be a temporary zoning upon annexation. Allows limited residential, agricultural and commercial uses.
- Proposed Zoning:
Commercial (CM)
 - Allows various commercial uses with enhanced site design standards.

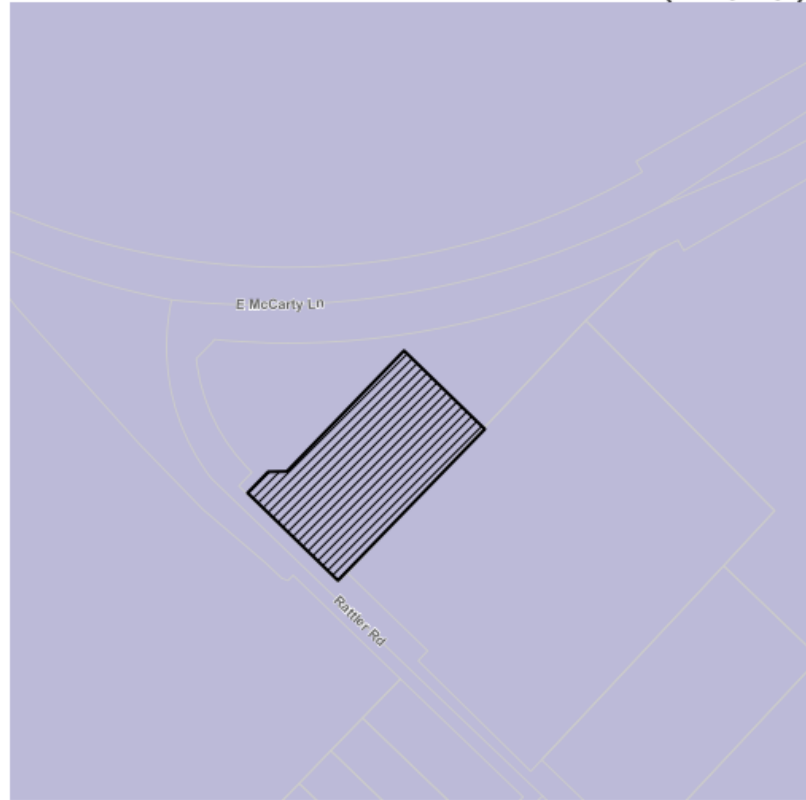




Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium Intensity (East Village)
- “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)



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Comprehensive Plan Analysis

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

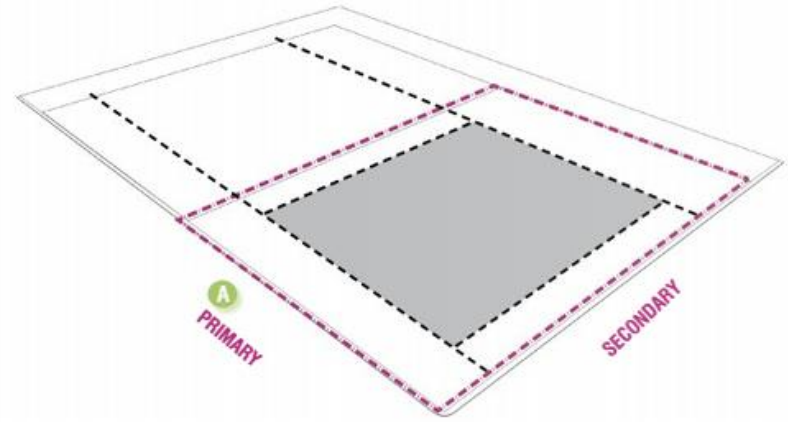
“Commercial” (CM) within a “Medium Intensity Zone.”

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
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

Zoning Analysis

- District primarily intended to serve as a commercial gateway and to take advantage of proximity to major roadways.
- Permitted building types include Live/Work, General Commercial/ Mixed Use Shopfront and Civic Buildings.
- General commercial and office uses proposed.



KEY

- Property Line (ROW)
- Setbacks
- A Metrics on This and Facing Page
- Building Footprint

DISTRICT INTENT STATEMENTS

CM is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. CM should be applied along highway corridors that serve as entrances to downtown or other pedestrian oriented activity areas.

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

Live/ Work	Section 4.4.6.10
General Commercial	Section 4.4.6.12
Mixed Use Shopfront*	Section 4.4.6.13
Civic Building	Section 4.4.6.14
*No Residential on the ground floor	

BUILDING STANDARDS

Principle Building Height	4 stories max.	62 ft. max.
Accessory Structure Height	N/A	24 ft. max.

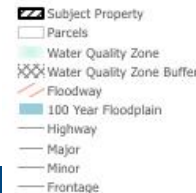
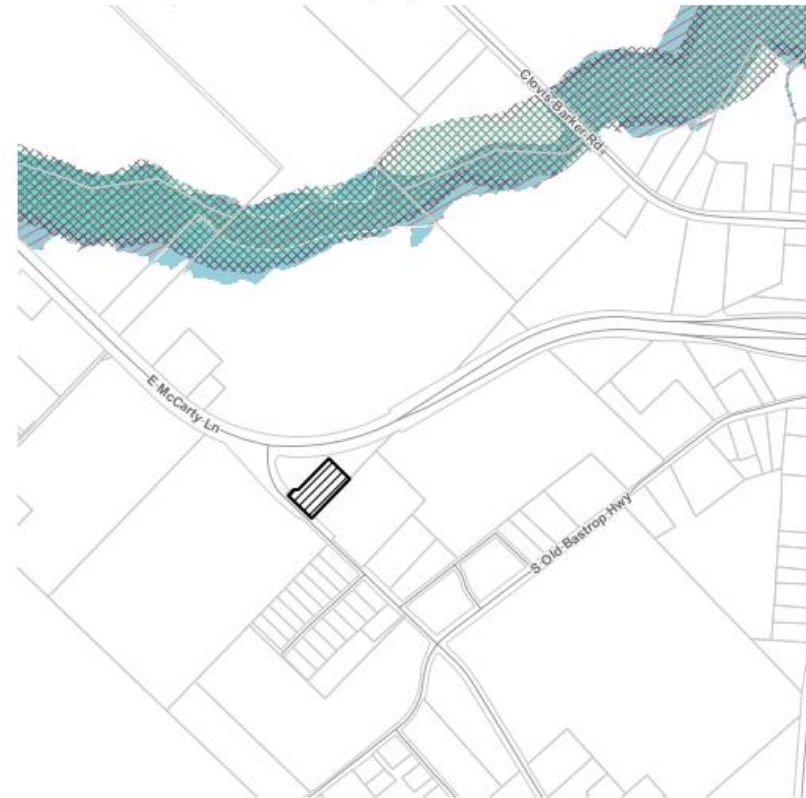
Environmental Analysis

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

ZC-23-26

Sahota Center at Rattler Rd FD to CM
E McCarty Ln/ Rattler Rd

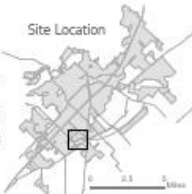
Environmental
Features



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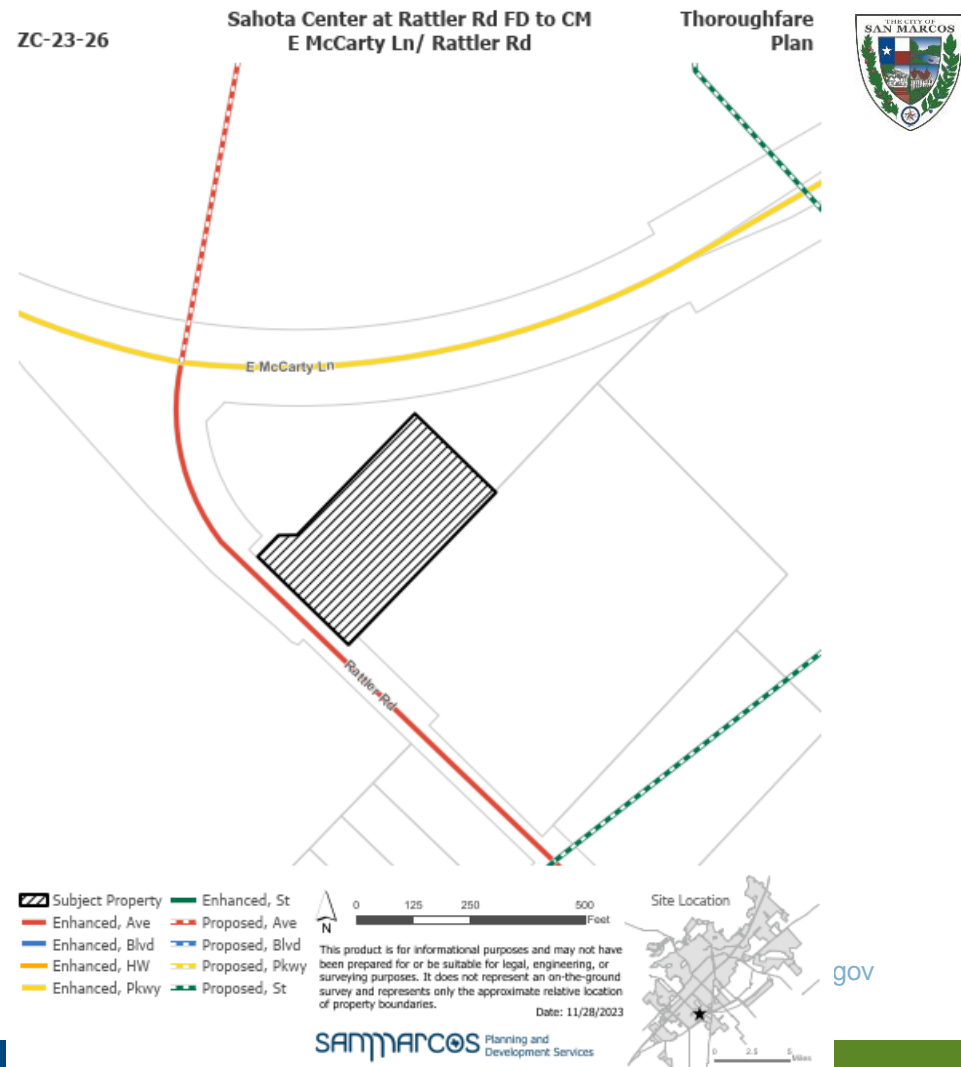
Infrastructure

- **Streets**

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

- **Utilities**

- City of San Marcos Water / Wastewater
- Bluebonnet Electric





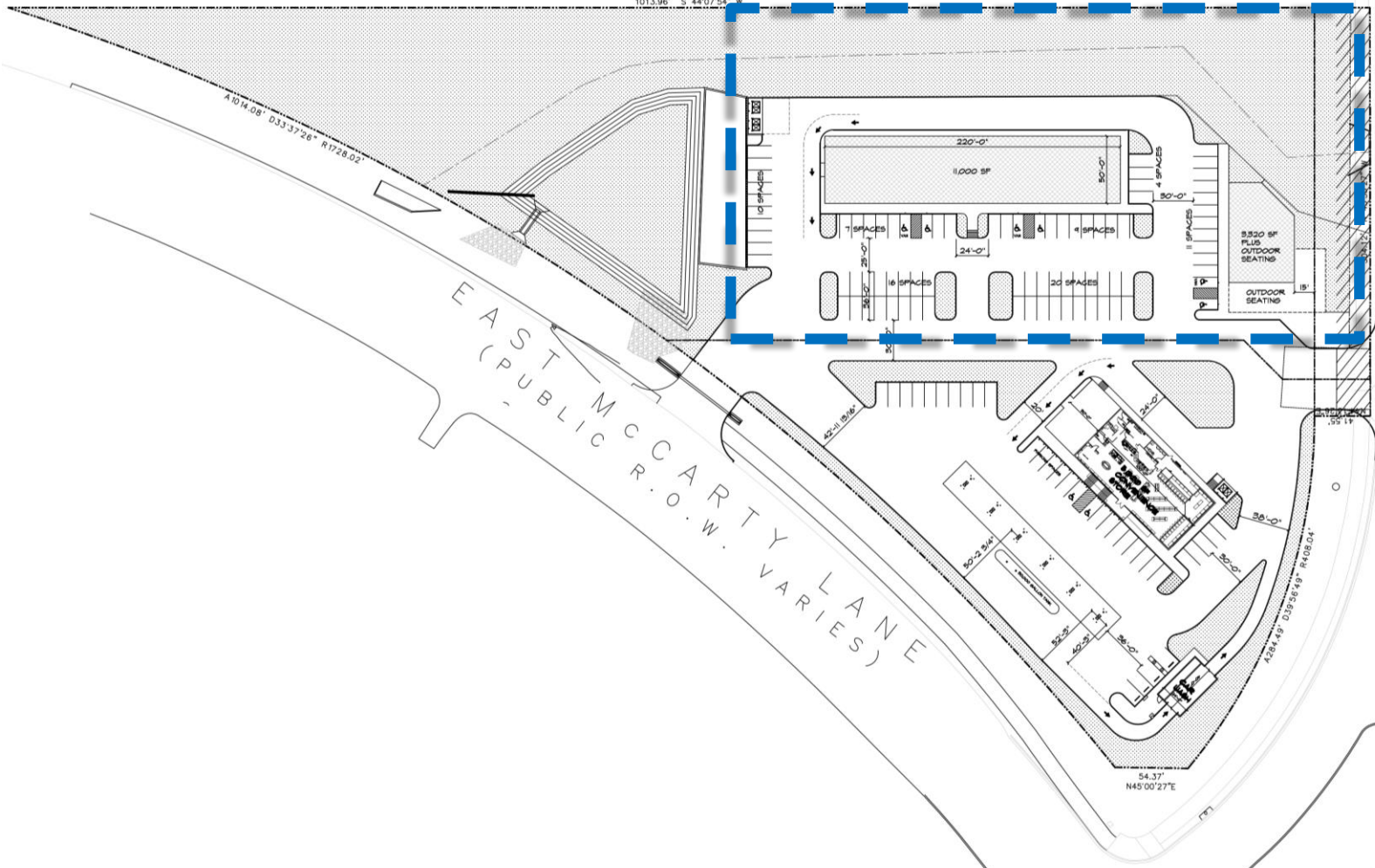
Recommendation

- The Planning and Zoning Commission recommended approval of ZC-23-26 as presented with a 9-0 vote.
 - Discussion Topics
 - “East Village” vs “Medium Intensity” Designation in the Comprehensive Plan
 - Access onto FM-110
 - “Cultural” elements identified in the Land Use Suitability Analysis Tool
 - Site Design/ Parking Location Requirements for “CM” Commercial zoning
- Staff recommended **approval** of ZC-23-26 as presented.

1013.96' S 44°07'54" W

A1014.08' D33-37°56" R1728.02'

EAST McCARTY LANE
(PUBLIC R.O.W. VARIES)





Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Commercial District (CM)
Zoning Description	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.	CM is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. Building type options include live work, shopfront house, mixed use and general commercial buildings. CM should be applied along commercial corridors that serve as entrances to downtown or other pedestrian-oriented activity areas.
Uses	Residential / Agricultural (See <i>Land Use Matrix</i>)	Variety of commercial uses permitted including offices; retail; medical; hotels; recreation; light manufacturing, and restaurants. (See <i>Land Use Matrix</i>)
Parking Location	No location standards	Surface parking – no parking in the 1 st layer; parking allowed in the 2 nd and 3 rd Layer Garage parking - allowed in the third layer only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	4 stories
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	For Primary buildings – 10'-20' setback from Primary Street, 10-15 ft setback from Secondary St. 5' min side setback, 20' min rear set back (3' rear if abutting alley).
Impervious Cover (max)	30%	80%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Min, 4,000 sq ft for general commercial, mixed use shopfront and civic buildings; Minimum of 1,100 sq ft for live/work.
Streetscapes	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: 6' sidewalk, street trees every 40' on center average, 7' planting area.
Blocks	No Block Perimeter Required	5,000 ft. Block Perimeter Max