



# Public Hearing

## ZC-21-11

### Lively Lane GC to CD-4

Hold a public hearing and consider a request by John David Carson, on behalf of LVLN, LLC for a zoning change from “GC” General Commercial to “CD-4” Character District 4 for approximately 0.98 acres, more or less, out of Lot 5, Block 1 San Marcos Business Park, Section 2, located at 1909 Dutton Dr. (W. Rugeley)

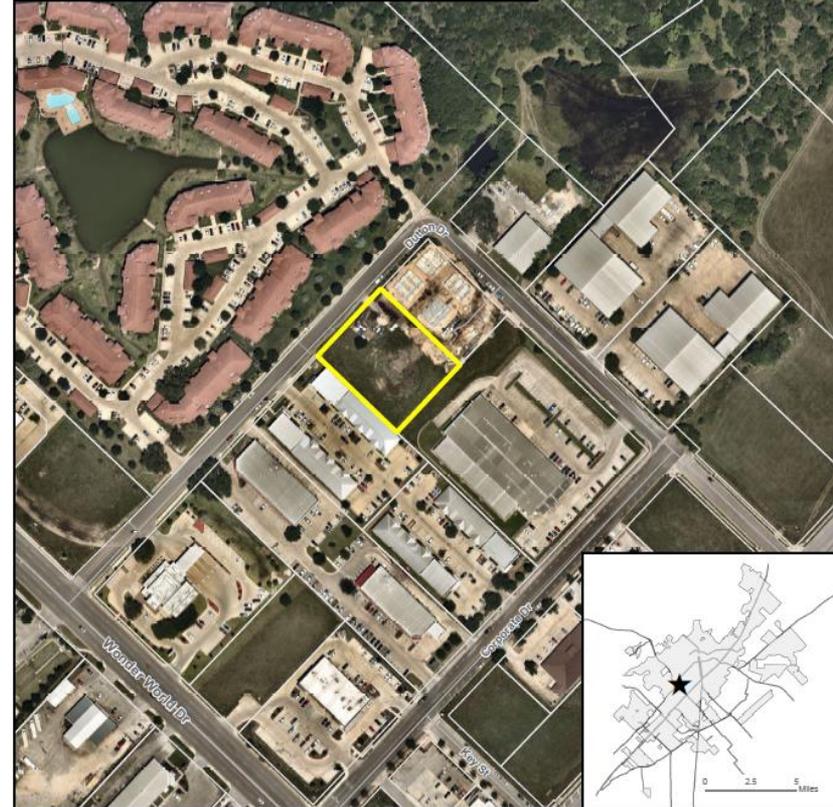




# Context & History

- Currently Vacant
- Surrounding Uses
  - SYNC at Purgatory Apartments
  - Health Care & Professional Offices
  - Elliot Electric Supply & Woods Comfort Systems
  - SYNC at Purgatory Apartments
- Phase 1 approved in 2019 for 11 units

ZC-21-11  
Aerial View  
Lively Ln CD-4 — 1909 Dutton Dr



- ★ Site Location
- Subject Property
- Parcel
- City Limit



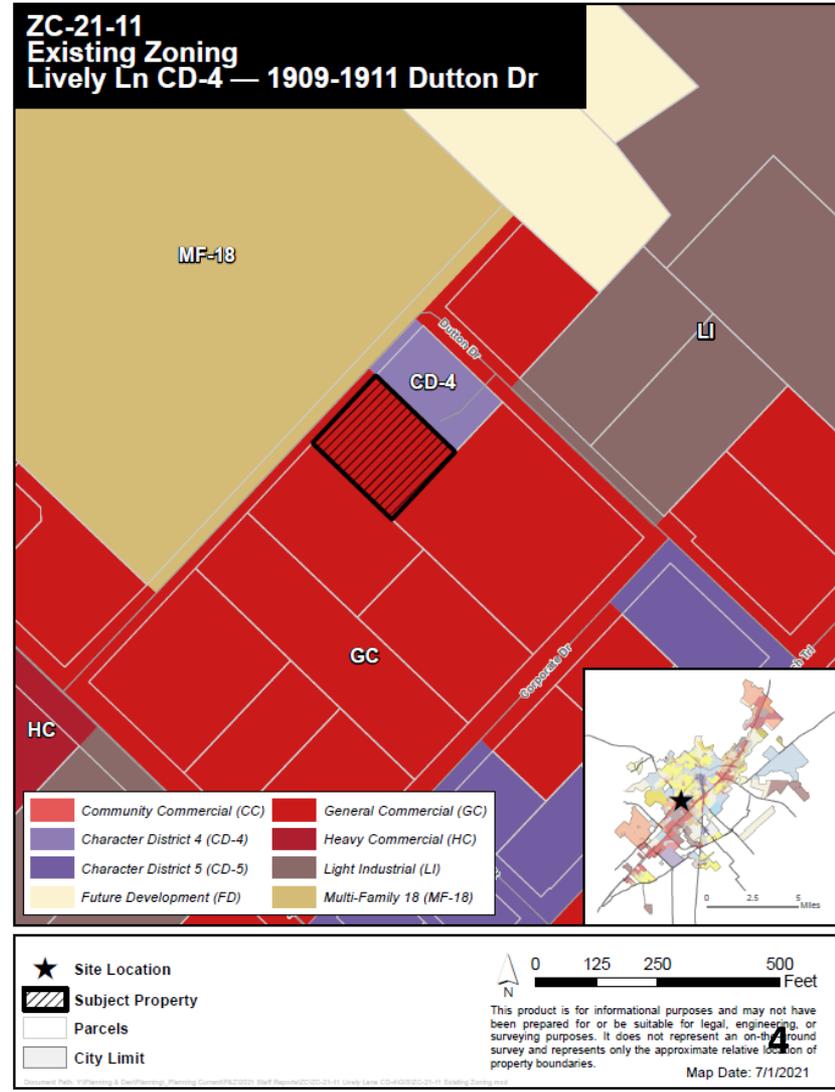
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 7/1/2021



# Context & History

- Existing Zoning:  
General Commercial (GC)
  - Allows Light Commercial and Service-Related Establishments
- Proposed Zoning:  
Character District 4 (CD-4)
  - Allows for Variety of Residential Uses and Limited Commercial Uses at Corners



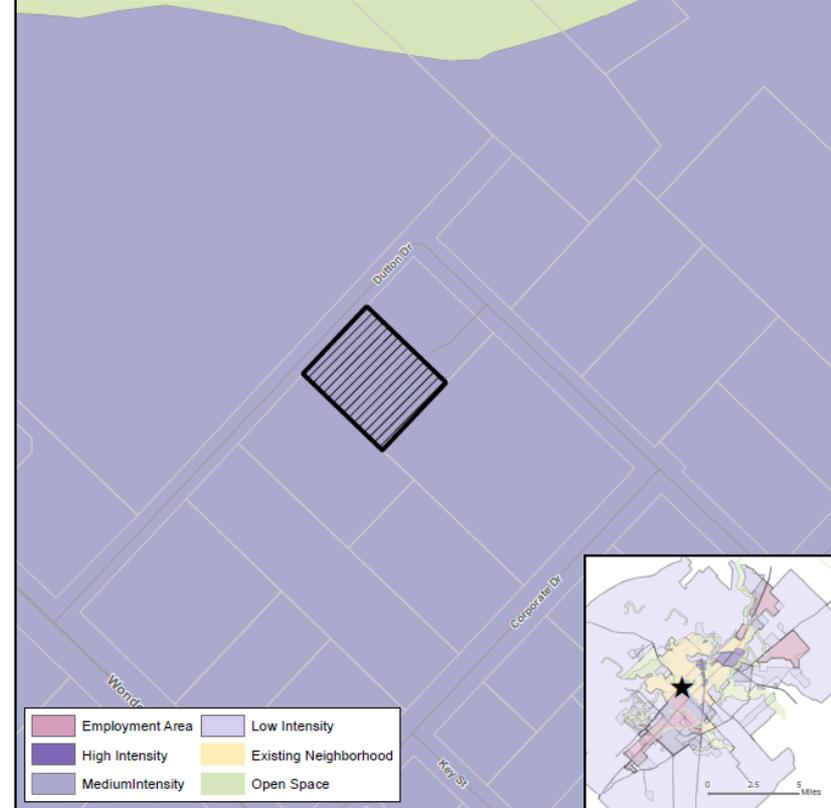


# Comprehensive Plan Analysis

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

- Existing Preferred Scenario: South End Medium Intensity
- 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)

ZC-21-11  
Preferred Scenario  
Lively Ln CD-4 — 1909-1911 Dutton Dr





# Comprehensive Plan Analysis

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

**“Character District” (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



# Comprehensive Plan Analysis

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

### Existing Zoning (GC) to “Character District” (CD-4)

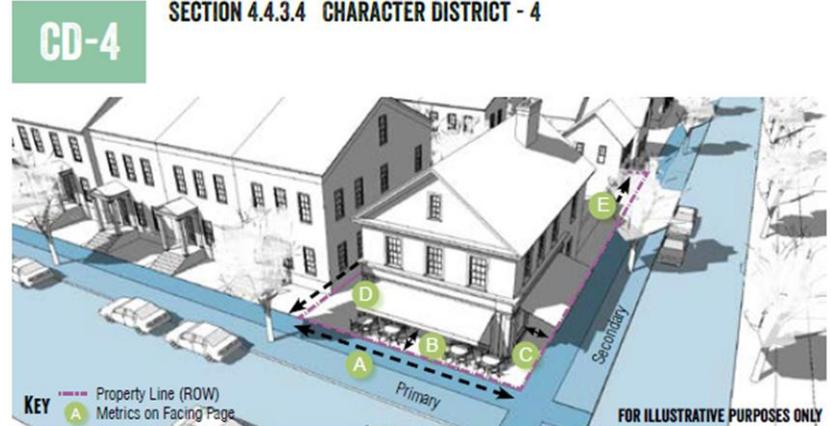
TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	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
<b>CD-1</b>	C	C	C	C
<b>CD-2</b>	C	NP	NP	NP*
<b>CD-2.5</b>	C	NP	NP	NP*
<b>CD-3</b>	NP	C	C	NP
<b>CD-4</b>	NP*	C	C	C
<b>CD-5</b>	PSA	NP*	C	C
<b>LEGEND:</b>				
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

- 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
- Multi-Family Permitted in CD-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.

**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

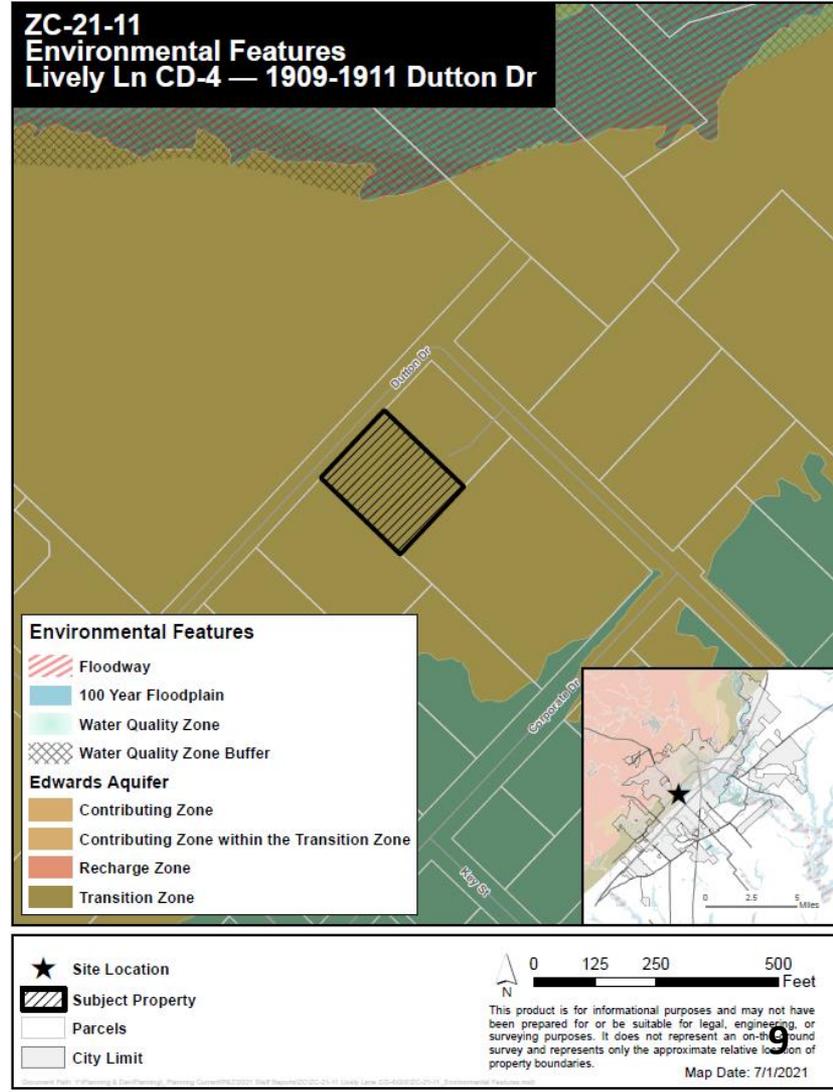
**BUILDING TYPES ALLOWED**

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
  - In Floodplain
  - On Significant Slopes
  - Within a Sensitive Watershed
- Is In
  - Edwards Aquifer Transition Zone





# Infrastructure

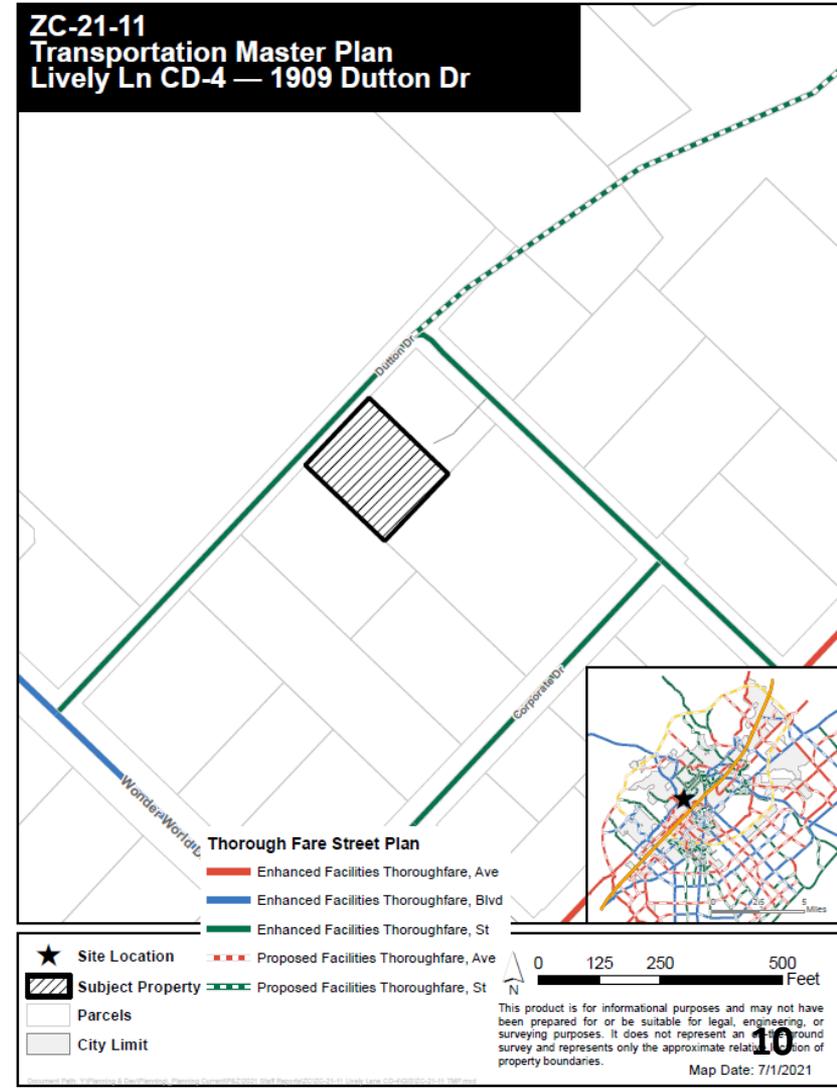
## Streets

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

## Utilities

- City of San Marcos Water / Wastewater & Electric

ZC-21-11  
 Transportation Master Plan  
 Lively Ln CD-4 — 1909 Dutton Dr





# Recommendation

- Staff recommends approval of the request as presented.



# Zoning District Comparison Chart

Topic	Existing Zoning: General Commercial (GC)	Proposed Zoning: Character District – 4 (CD-4)
Zoning Description	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-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.
Uses	Office, Service Uses, Retail, Commercial, etc. (See Land Use Matrix)	Residential, limited Commercial, limited Office. (See Land Use Matrix)
Parking Location	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
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	Residential uses are not allowed	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	N/A	3 stories
Setbacks	20' minimum front, 15' side, and 5' rear	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	80%	80%
Lot Sizes	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	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	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
Blocks	3,000 ft. Block Perimeter Max	2,400 ft. Block Perimeter Max