



Public Hearing

ZC-23-08

Cottonwood Creek Phase 3 GC to CD-4

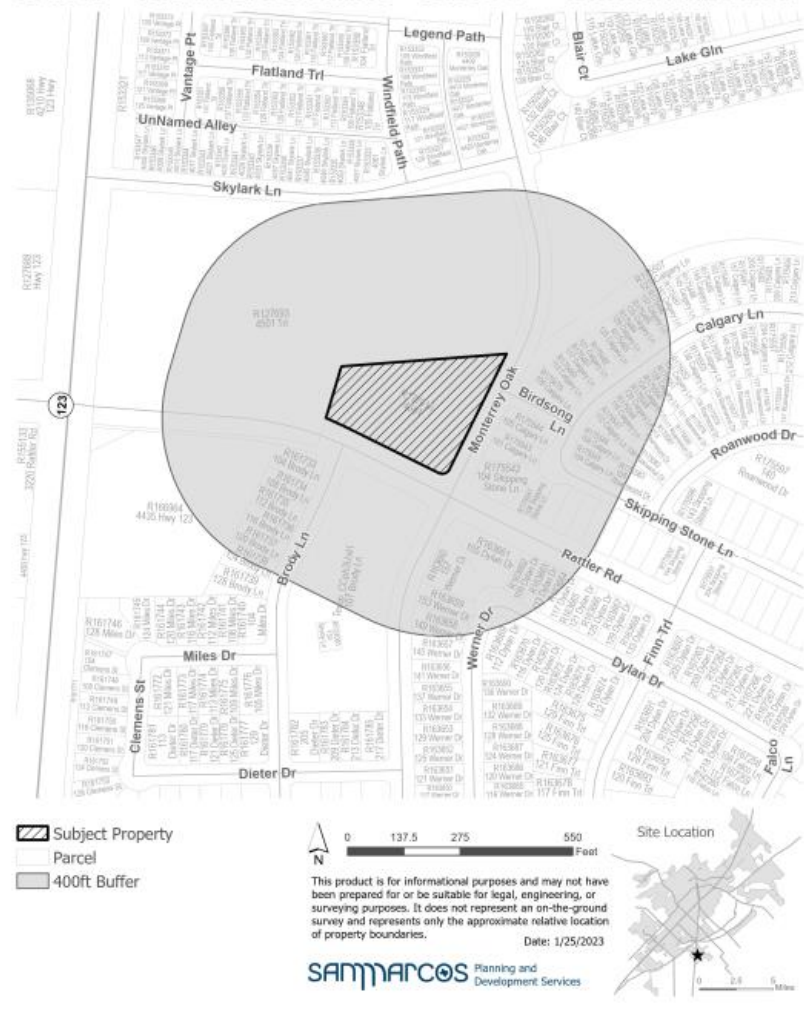
ZC-23-08 (Cottonwood Creek Phase 3) Hold a public hearing and consider a request by Doucet and Associates, on behalf of, Randall Morris, for a Zoning Change from General Commercial (GC) to Character District 4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 1.811 acres out of Cottonwood Creek, Phase 3 , located north of the intersection of Rattler Road and Monterrey Oak (C. Garrison)



Property Information

- Approximately 1.811 acres
- Northwest corner of Rattler Road and Monterrey Oak
- Located within City Limits

ZC-23-08 Cottonwood Creek Phase 3 - GC to CD-4 400ft Notification Buffer





Context & History

- Currently Vacant
- Surrounding Uses
 - Residential Uses:
 - Garden Homes
 - Single Family Detached
 - Gas Station
 - Retail
- Cottonwood Creek Masterplan

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Cottonwood Creek Phase 3 - GC to CD-4

Aerial View



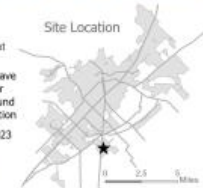
Subject Property
Parcel

0 137.5 275 550 Feet

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.

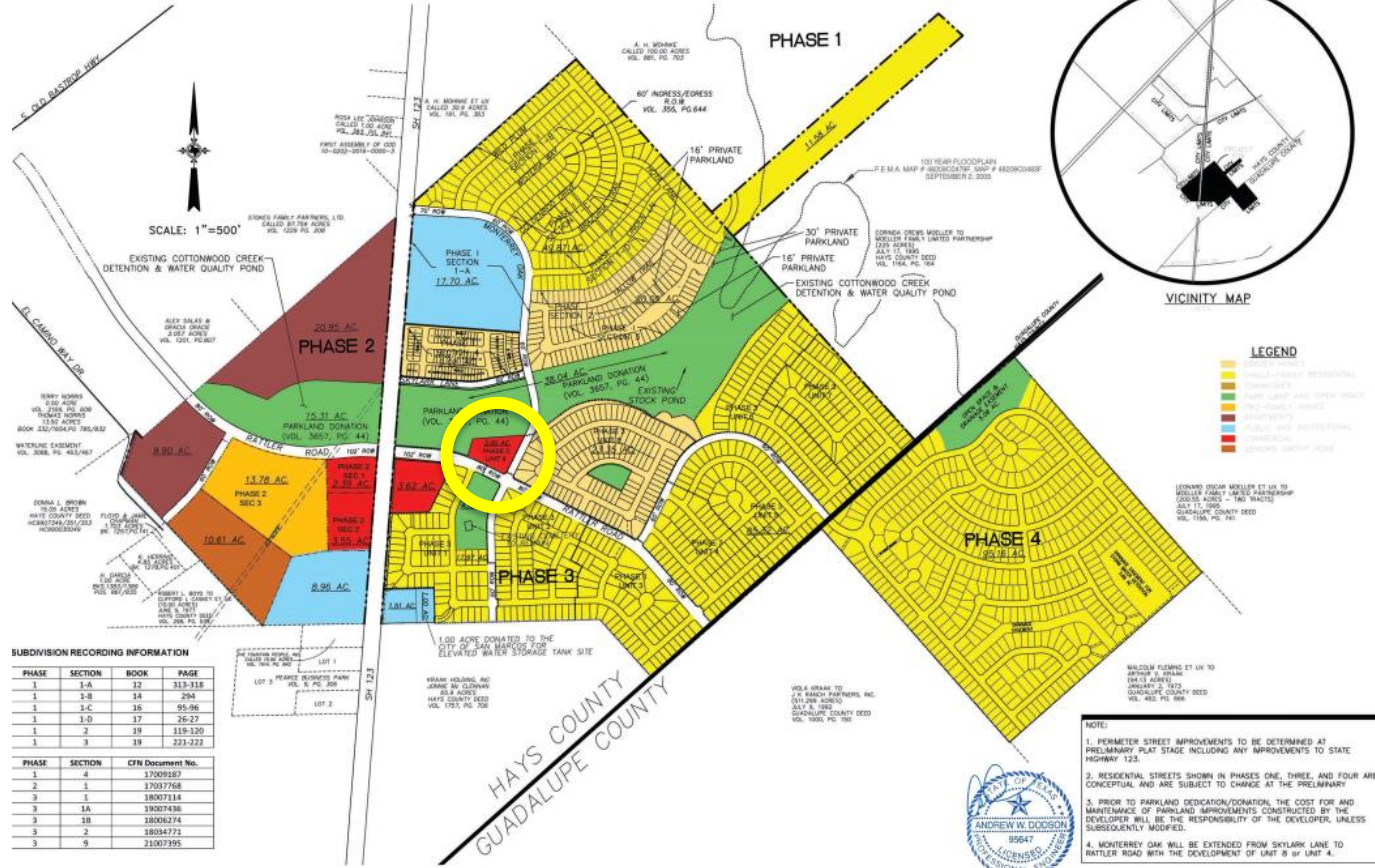
Date: 1/25/2023

SAN MARCOS Planning and Development Services





Cottonwood Creek Master Plan





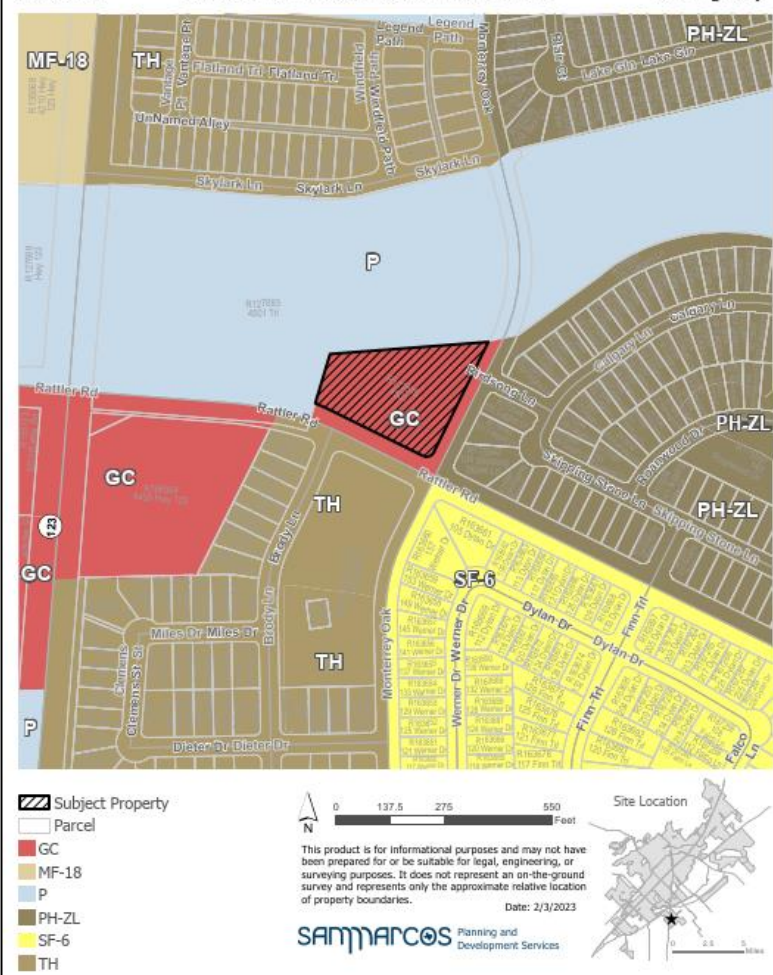
Context & History

- Existing Zoning:
General Commercial (CG)
 - Allows varying commercial uses
 - Residential not permitted
- Proposed Zoning:
Character District 4 (CD-4)
 - Allows residential uses and limited commercial or mixed use

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Zoning Map

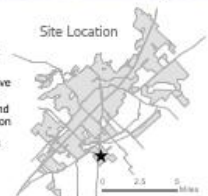
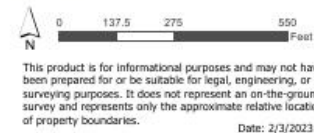




Comprehensive Plan Analysis

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

- Existing Preferred Scenario:
Low Intensity
- “Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.” (Vision San Marcos)*





Comprehensive Plan Analysis

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

“Character District 4” (CD-4) within a “Low Intensity”

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 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
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

- For requested 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.
- Residential and Mixed-Use building types
- Residential and Commercial Uses

CD-4

SECTION 4.4.3.5 CHARACTER DISTRICT - 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 4.4.5.1
House	Section 4.4.5.2
Duplex	Section 4.4.5.4
Townhouse	Section 4.4.5.6
Courtyard Housing	Section 4.4.5.8
Apartment	Section 4.4.5.9
Live/ Work	Section 4.4.5.10
Neighborhood Shopfront	Section 4.4.5.11
Civic Building	Section 4.4.5.14



Environmental Analysis

- Located outside of flood zones and water quality zones

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Environmental Features





Infrastructure

• Streets

- Streetscape Improvements
- Block perimeter (2,400 feet)
- Existing Sidewalk adjacent to property
- Bicycle Connection north on Monterrey

• Utilities

- City of San Marcos Water / Wastewater
- Bluebonnet Electric





Recommendation

- Planning and Zoning Commission recommended **approval** of ZC-23-08 as presented with an 6-1 vote.
- Staff recommends **approval** of ZC-23-08 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. (<i>See Land Use Matrix</i>)	Residential, limited Commercial, limited Office. (<i>See Land Use Matrix</i>)
Parking Location	No location standards	No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd 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