



Public Hearing

ZC-23-10

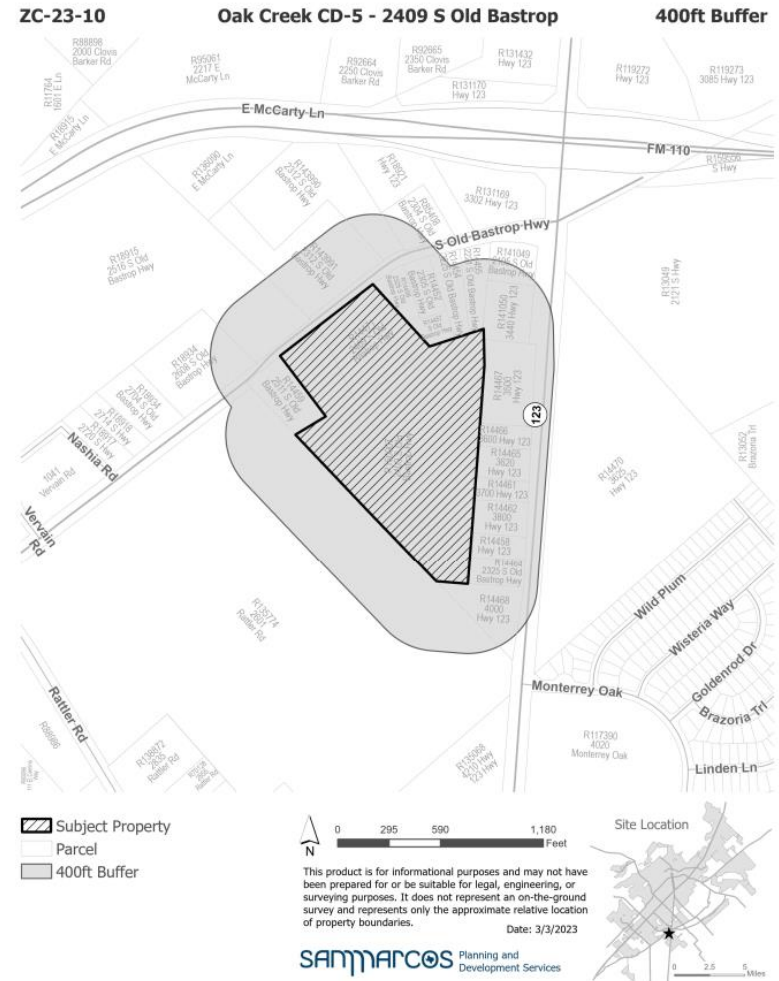
Oak Creek FD to CD-5

Hold a public hearing and consider a request by Jackson Walker, LLP, on behalf of SM Landholdings, LLC, for a Zoning Change from Future Development (FD) to Character District-5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 27.6 +/- acres of land, more or less, out of the Cyrus Wickson Survey, Abstract Number 474; the John Frederick Geister Survey, Abstract Number 203; the Farnham Frye Survey, Abstract Number 183, and the Rebecca Brown Survey, Abstract Number 46, generally located at 2409 Old Bastrop Highway in Hays County, Texas. (J. Cleary)



Property Information

- Approximately 28 acres
- Located on Old Bastrop Hwy next to San Marcos High School
- Located within ETJ, annexation concurrently considered by City Council





Context & History

- Land currently vacant
- Surrounding Uses
 - San Marcos High School
 - Commercial/ light industrial
 - Rural residential

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Oak Creek CD-5 - 2409 S Old Bastrop Hwy

Aerial



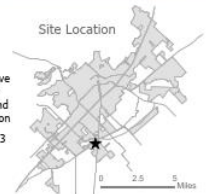
- Subject Property
- Parcel
- ETJ



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Date: 2/23/2023

SAN MARCOS Planning and Development Services





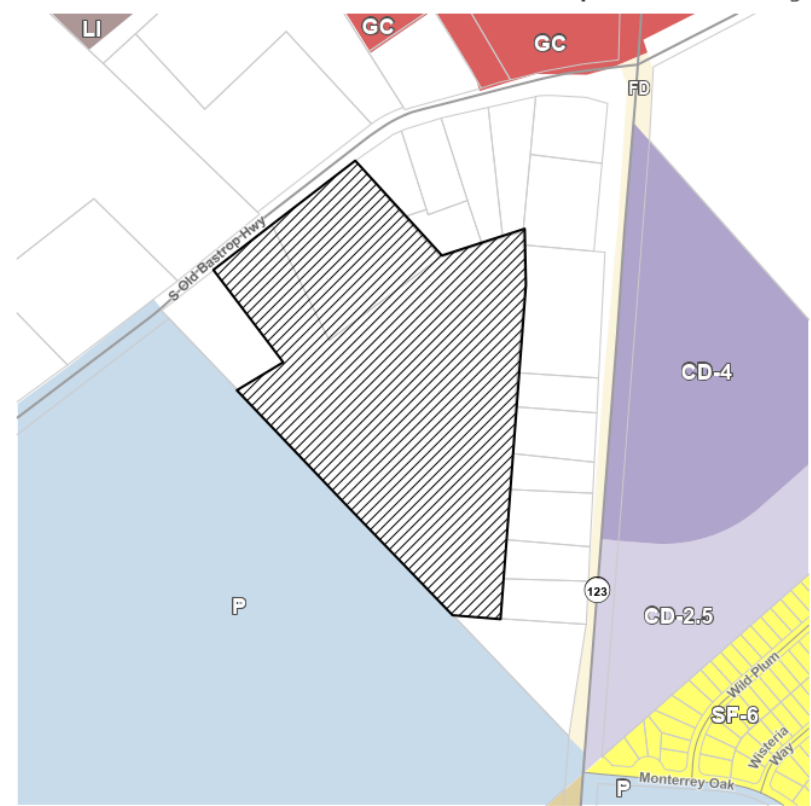
Context & History

- Existing Zoning:
Future Development (FD)
 - Intended to be a temporary zoning district upon annexation.
- Proposed Zoning:
Zoning District (CD-5)
 - Allows dense residential uses (such as multifamily) and some commercial uses.

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Oak Creek CD-5 - 2409 S Old Bastrop

Zoning



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Date: 2/24/2023

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Comprehensive Plan Analysis

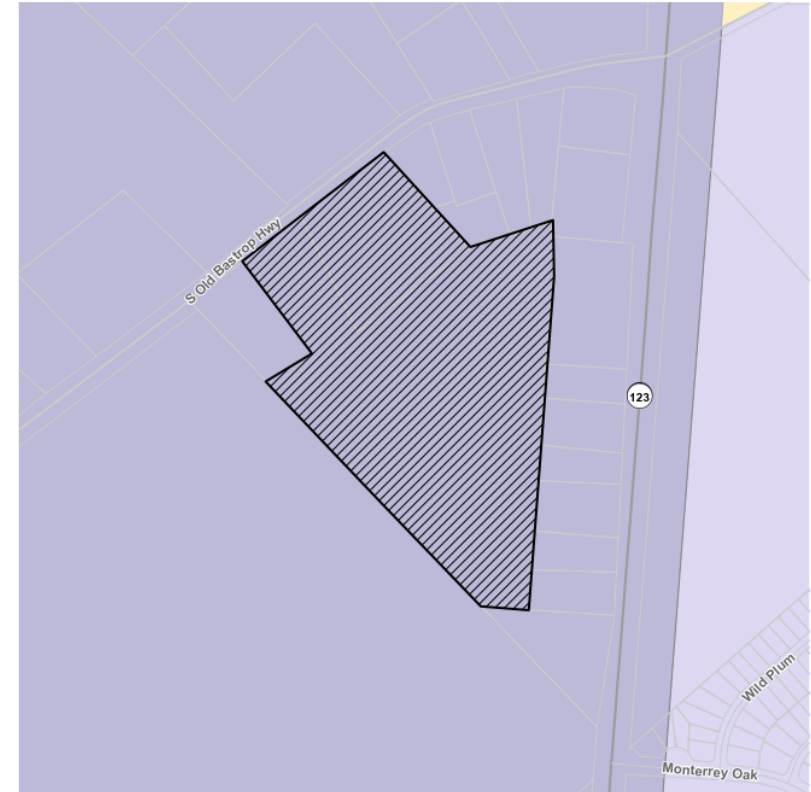
Step 1: Where is the property located on the Comprehensive Plan?

- 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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Oak Creek CD-5 - 2409 S Old Bastrop

Preferred Scenario



- ▨ Subject Property
- Parcels
- Medium Intensity
- Low Intensity
- Existing Neighborhood



0 200 400 800 Feet

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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.”

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

- Promotes Mixed Use and Pedestrian-Oriented Activity
- Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building
- Higher Density Residential, Commercial, and Retail Uses

CD-5

SECTION 4.4.3.6 CHARACTER DISTRICT - 5

KEY

- A Property Line (ROW)
- B Metrics on Facing Page

FOR ILLUSTRATIVE PURPOSES ONLY

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.
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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 4.4.6.1
Townhouse	Section 4.4.6.6
Apartment	Section 4.4.6.9
Live/ Work	Section 4.4.6.10
Mixed Use Shopfront	Section 4.4.6.13
Civic Building	Section 4.4.6.14

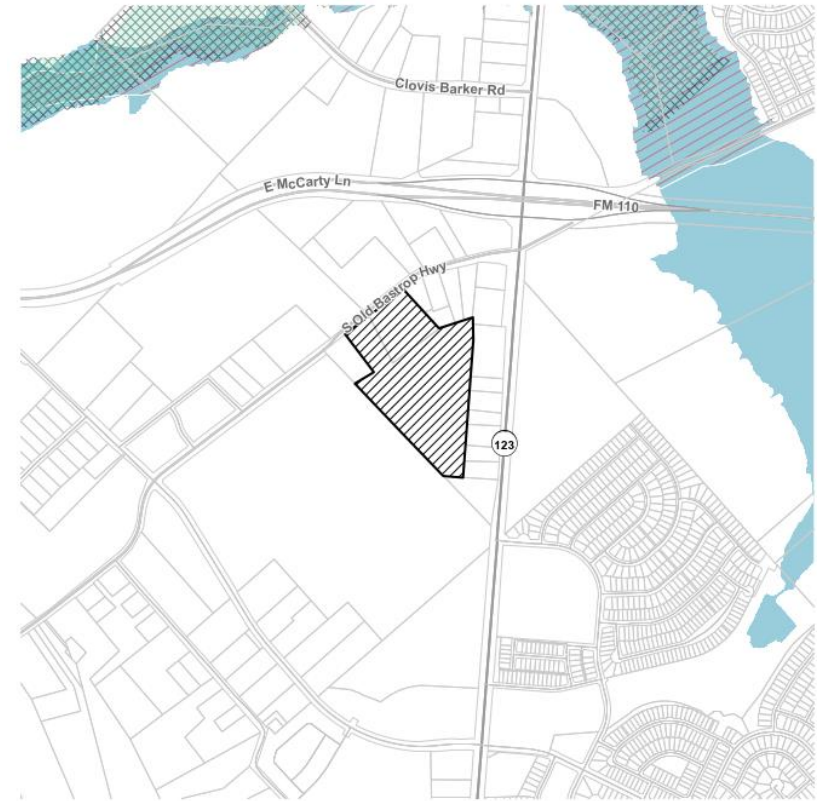


Environmental Analysis

- Not located within the floodway or 100-year floodplain.
- Not located within the Edwards Aquifer contributing zone, Recharge Zone, or Transition zone.
- Rated as Low-Moderately constrained on the Land Use Suitability Map.

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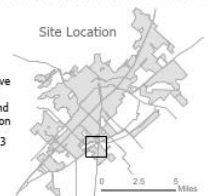
Oak Creek CD-5 - 2409 S Old Bastrop Environmental Features



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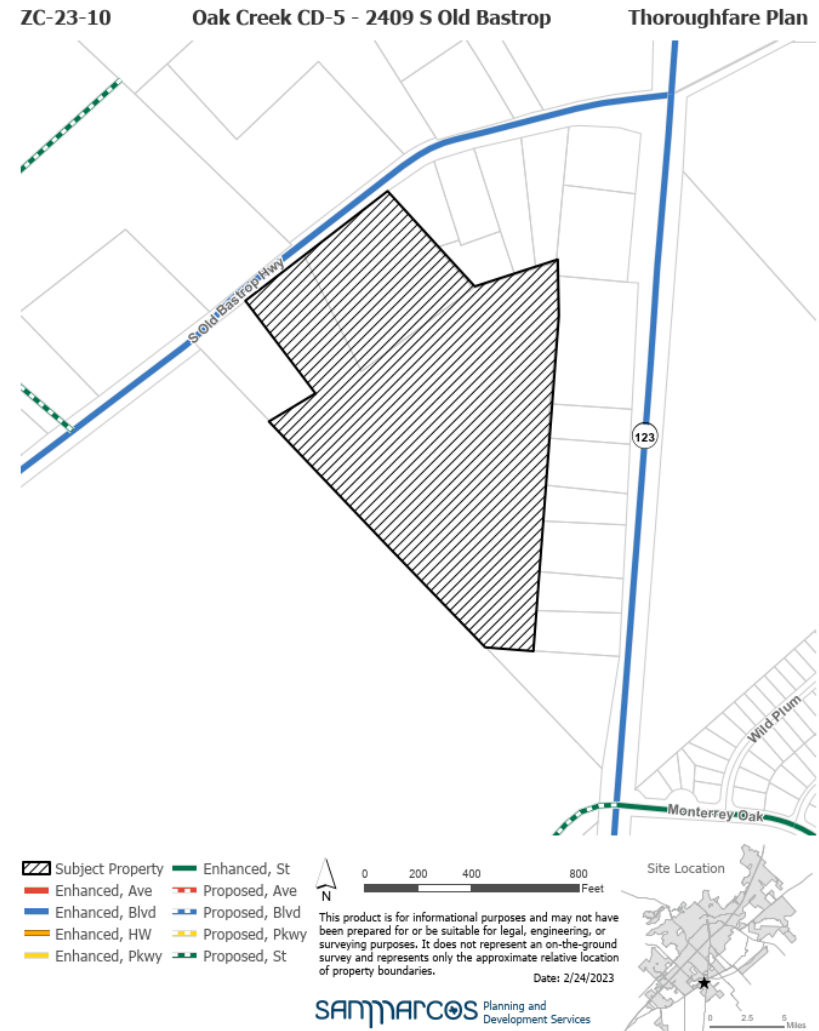
Infrastructure

- **Streets**

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

- **Utilities**

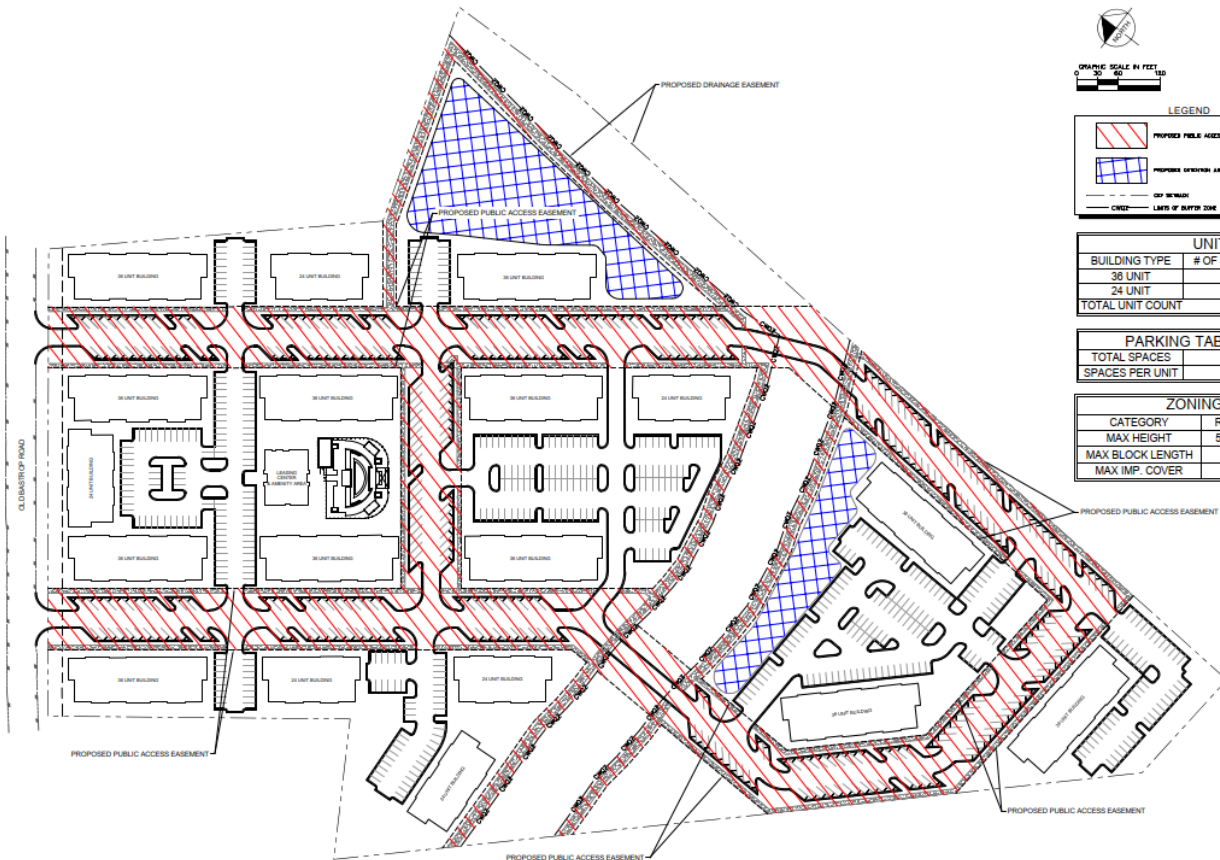
- City of San Marcos Water / Wastewater
- Bluebonnet Electric





Recommendation

- Staff recommends approval of ZC-23-10 as presented.



LEGEND

- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- CITY NETWORK
- LIMITS OF BUFFER ZONE

UNIT TABLE

BUILDING TYPE	# OF BUILDINGS	TOTAL UNITS
36 UNIT	12	432
24 UNIT	6	144
TOTAL UNIT COUNT		576

PARKING TABLE

TOTAL SPACES	880
SPACES PER UNIT	1.53

ZONING GUIDE (CD-5)

CATEGORY	REQUIREMENT	PROPOSED
MAX HEIGHT	5 STORIES / 75'	3 STORIES / 40'
MAX BLOCK LENGTH	2,000'	1,990 LF
MAX IMP. COVER	100%	APPROX. 70%

Yarrington Land - San Marcos

San Marcos, Texas

Kimley»Horn

1251 Sadler Road
Building K, Suite 1200
San Marcos, Texas 78666
State of Texas Registration No. P-628

ostx.gov



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-5)
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.	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 / Agricultural (See <i>Land Use Matrix</i>)	Residential, Commercial, Office, etc. (See <i>Land Use Matrix</i>)
Parking Location	No location standards	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	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	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	30%	100%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	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.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max