



# Public Hearing

## ZC-26-02

### Crestwood Center/ FD to CM

Consider approval of Ordinance 2026-20, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-26-02, by rezoning approximately 1.45 acres of land, located at 1904 Old Ranch Road 12, from Future Development District (FD) to Commercial (CM), or, subject to the consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date.







# Context & History

- Crestwood retail center exists on the property
- Surrounding Uses:
  - Warehouse/ self-storage
  - Texas State forensics laboratory
  - Retail & personal services
  - Single & multifamily residential
  - Church



 Subject Property  
 Parcel



0 125 250 500 Feet

Site Location

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Date: 3/25/2026

**SAN MARCOS** Planning and Development Services



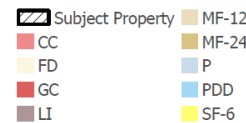
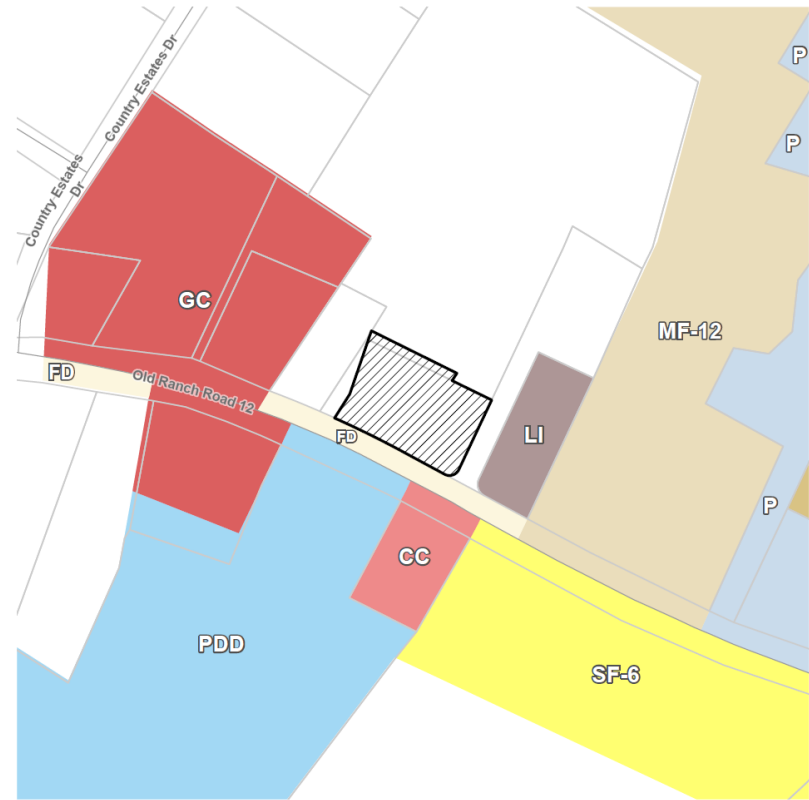
# Context & History

- Existing Zoning:  
Future Development (FD)
  - Temporary zoning upon annexation. Limited development allowed.
- Proposed Zoning:  
Commercial (CM)
  - Allows various commercial uses with enhanced site design standards

ZC-26-02

Crestwood Center - FD to CM  
1904 Old Ranch Road 12

Zoning



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Date: 3/24/2026

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JOV

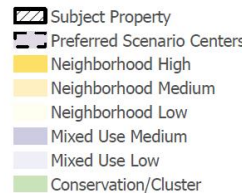
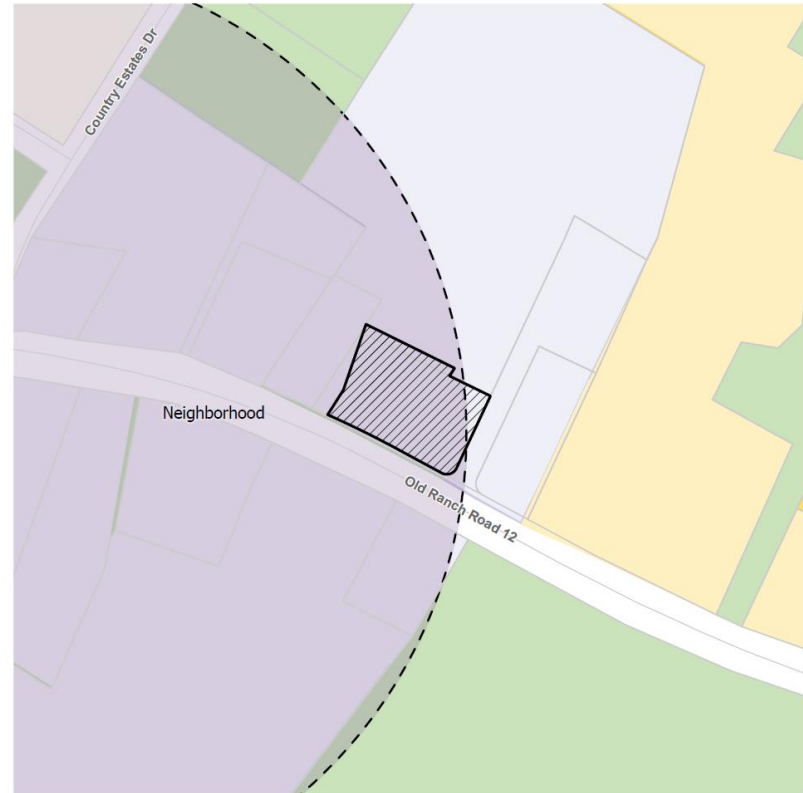


# Comprehensive Plan Analysis

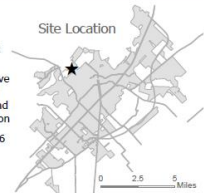
## Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Mixed Use Low

*“These areas are characterized by smaller commercial centers that are walkable and typically in or near neighborhoods... They should be distributed throughout the city, such as along corridors and near major intersections.” (VisionSMTX)*



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# Comprehensive Plan Analysis (VISION SMTX)

Step 2: Is the request consistent with Table 4.1 of the Land Development Code?

## “CM” Commercial within “Mixed Use Low”

Zoning District		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
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	-	-	
PA	-	C*	-	-	-	C*	C*	C*	C*	C*	
Special Districts	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

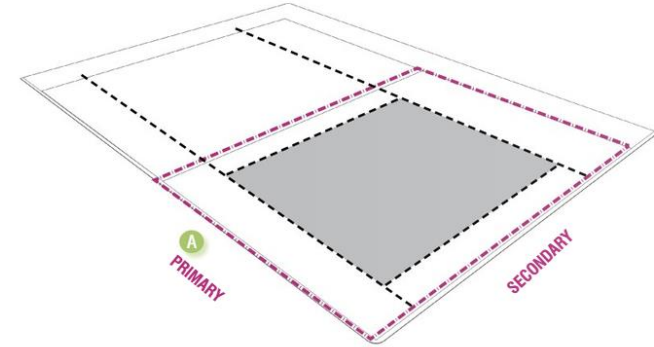


# Zoning Analysis

- 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
- Compatibility of uses within existing retail center – bar/ restaurant, personal services, professional office, retail sales

CM

SECTION 4.4.4.1 COMMERCIAL



**KEY**  
 - - - Property Line (ROW)  
 A Metrics on This and Facing Page  
 - - - Setbacks  
 ● 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.

**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 4.4.5.11
General Commercial	
Mixed Use Shopfront*	Section 4.4.5.13
Civic Building	Section 4.4.5.14
*No Residential on the ground floor	

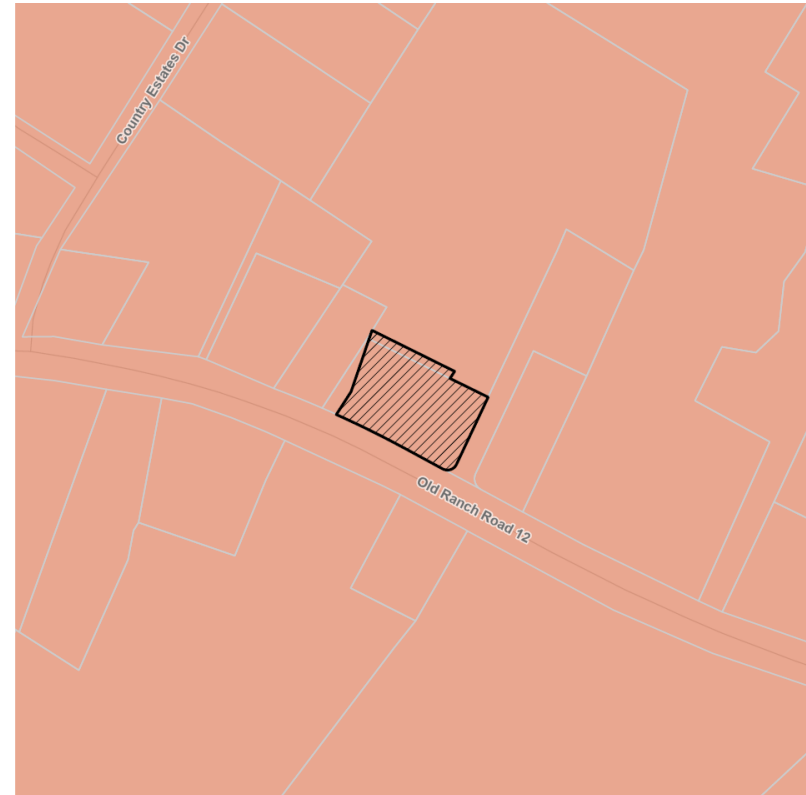
**BUILDING STANDARDS**

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



# Environmental Analysis

- Not located within the 100-year floodplain or floodway
- Located within the Edwards Aquifer Recharge Zone



- ▨ Subject Property
- ▭ Parcels
- Recharge Zone



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**SAN MARCOS** Planning and  
Development Services



# Infrastructure

- **Streets**

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

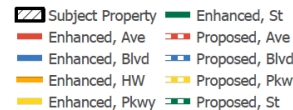
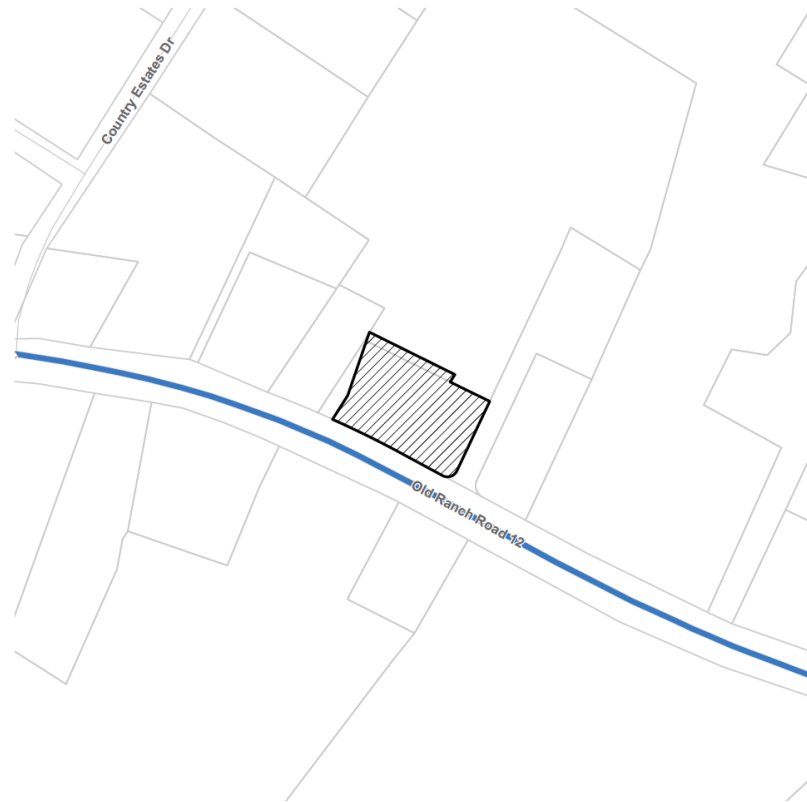
- **Utilities**

- Water: City of San Marcos
- Wastewater: City of San Marcos
- Electric: City of San Marcos

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Thoroughfare Plan



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# Recommendation

Planning and Zoning Commission recommended approval of ZC-26-02 with a 9-0 vote.

## Discussion Topics:

- Allowed uses in proposed zoning district and appropriateness of Commercial zoning
- Conditional Use Permit requirement for on-premise alcohol sales

Staff recommends approval of ZC-26-02 as presented.



# Zoning District Comparison Chart

Topic	<b>Existing Zoning: Future Development (FD)</b>	<b>Proposed Zoning: Commercial District (CM)</b>
<b>Zoning Description</b>	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.
<b>Uses</b>	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> )
<b>Parking Location</b>	No location standards	Surface parking – no parking in the 1 <sup>st</sup> layer; parking allowed in the 2 <sup>nd</sup> and 3 <sup>rd</sup> Layer Garage parking - allowed in the third layer only
<b>Parking Standards</b>	Dependent upon use	Dependent upon use
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	N/A
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Tree and shrub requirements
<b>Building Height (max)</b>	2 stories	4 stories
<b>Setbacks</b>	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).
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	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.
<b>Streetscapes</b>	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.
<b>Blocks</b>	No Block Perimeter Required	5,000 ft. Block Perimeter Max