



# Public Hearing

## AC-23-10

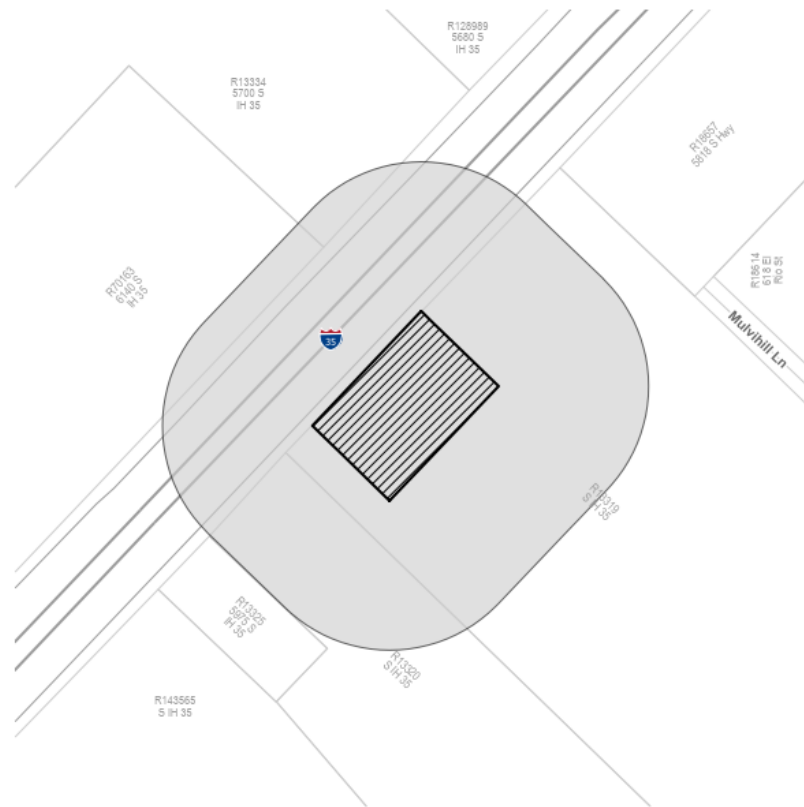
### 7-Eleven

AC-23-10 (7 Eleven) Hold a public hearing and consider a request by Las Onces Colinas LLC, on behalf of Grand Trago, LP, for an Alternative Compliance to reduce the minimum build-to requirement along a primary street in the commercial (CM) zoning district in section 4.4.4.1 of the Development Code, located at 5821 S IH 35. (K. Buck)



# Property Information

- Approximately 2.927 acres
- Along IH 35 frontage road, approximately 1,835 feet South of Van Horn Trace



- ▨ Subject Property
- 400ftbuffer
- Parcel



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: 9/7/2023

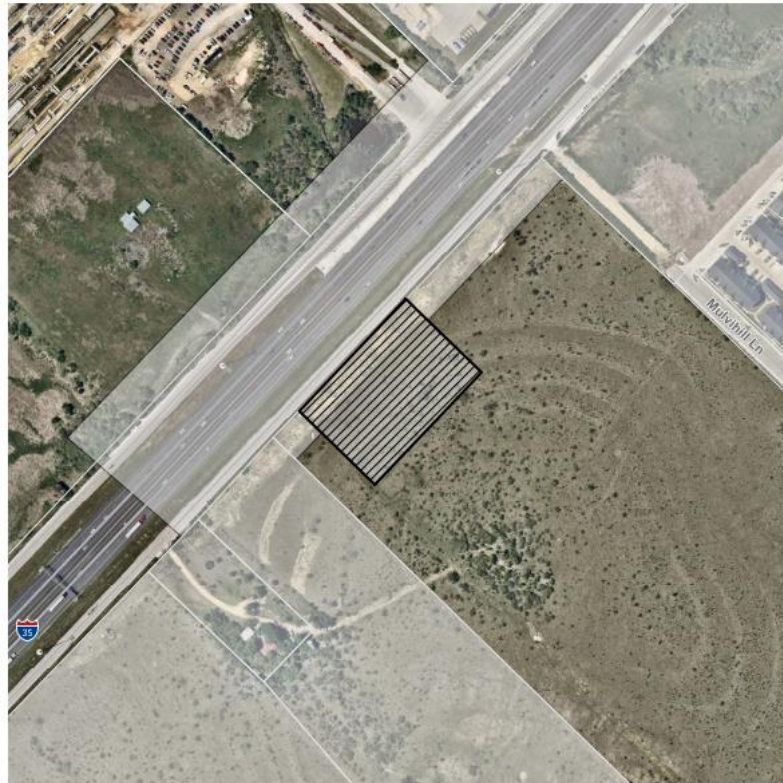


[rcostx.gov](http://rcostx.gov)



# Context & History

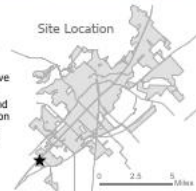
- Currently Vacant
- Surrounding Uses
  - Heavy Industrial
  - Single-Family & Multi-Family
  - RV Park
- December 2021, City Council zoned the parcel Commercial “CM”
- February 2022, P&Z approved a CUP to allow fuel sales



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Date: 9/8/2023

**SAN MARCOS** Planning and Development Services

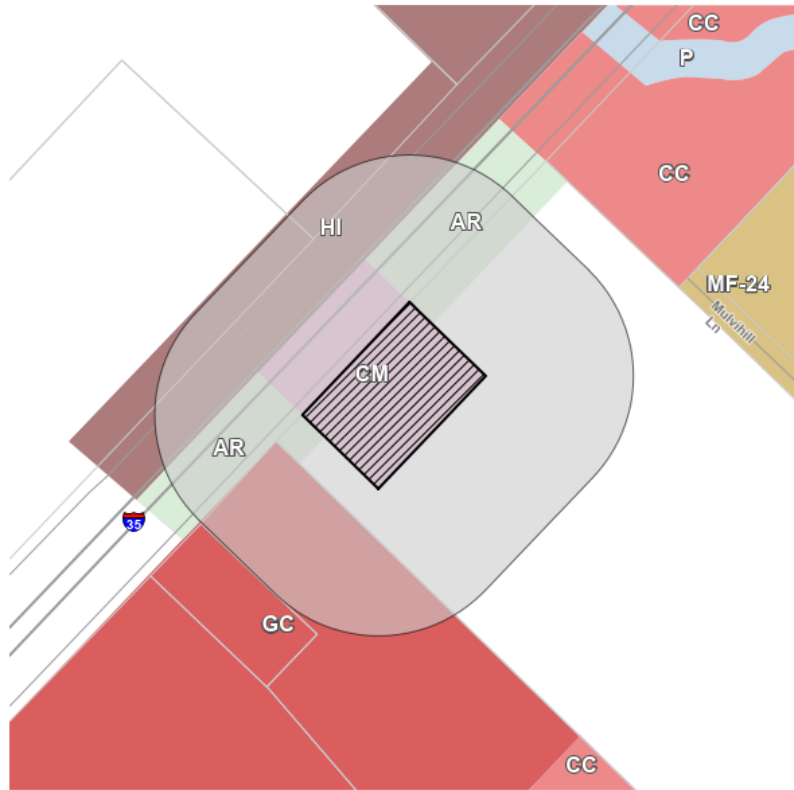


[arcostx.gov](http://arcostx.gov)



# Context & History

- Existing Zoning: Commercial(CM)
- Proposed Use: Gas Station with automated carwash
- Request: A reduced build-to zone from 50% to 40%.



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Date: 9/8/2023

**SAN MARCOS** Planning and Development Services

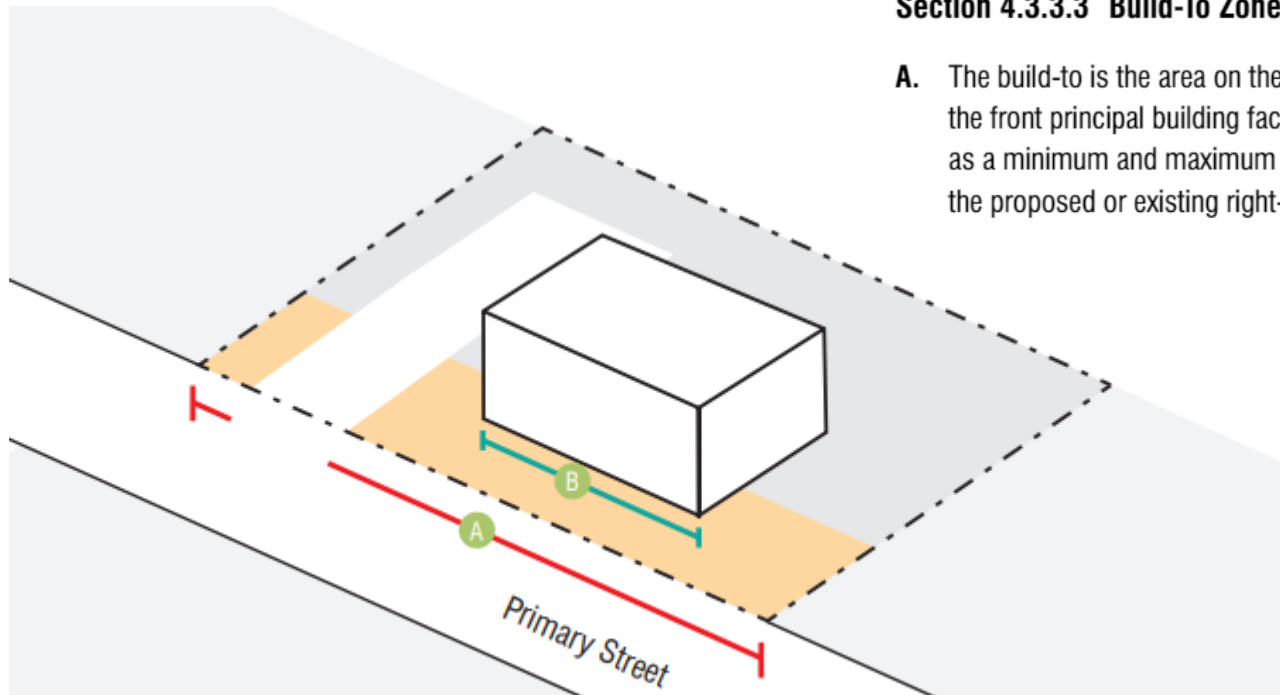







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# Section 4.3.3.3 Build-To Zone

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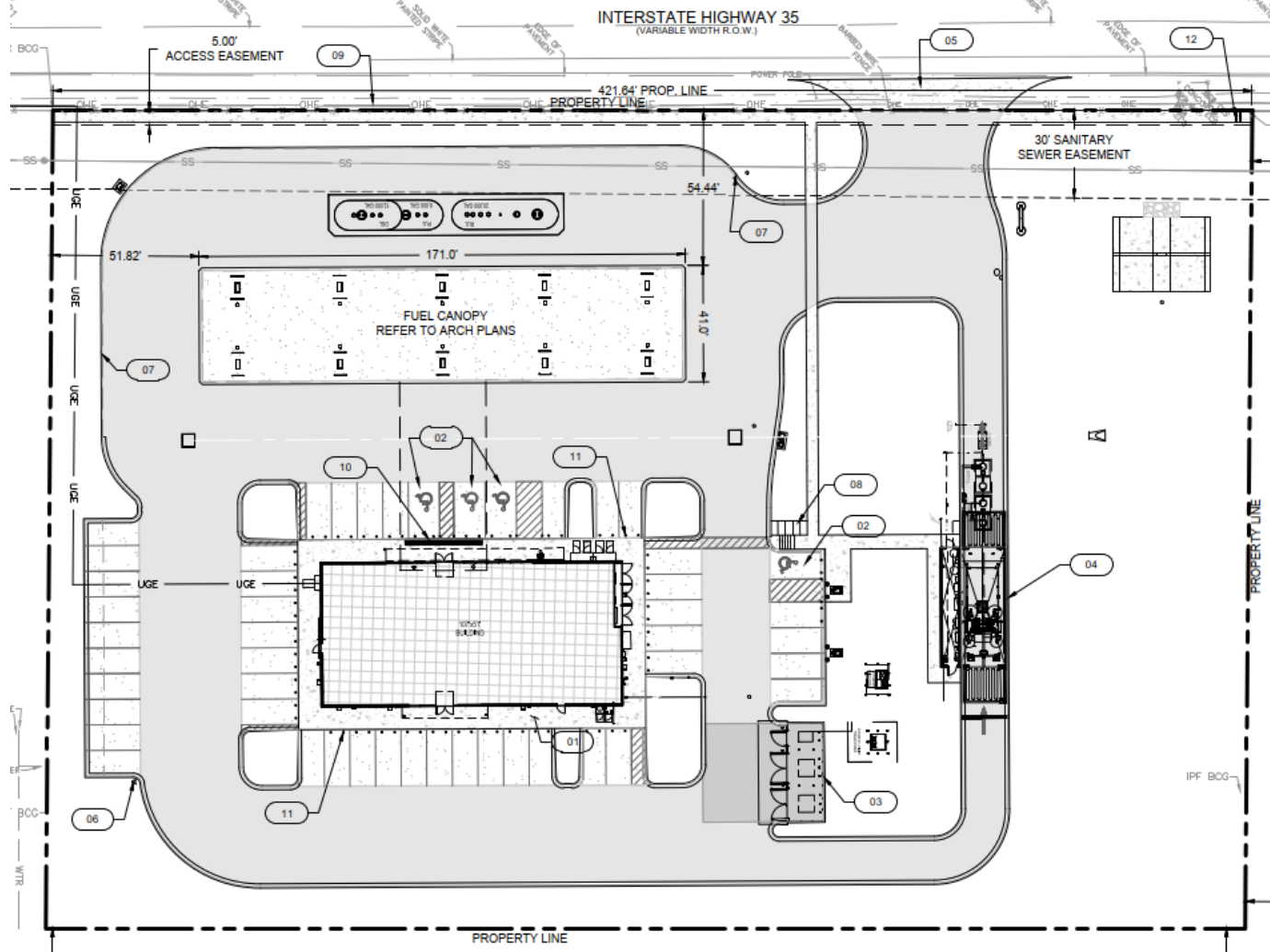
A. The build-to is the area on the lot where a certain percentage of the front principal building facade must be located, measured as a minimum and maximum setback range from the edge of the proposed or existing right-of-way, whichever is greater.



-  Adjacent Lots
-  Subject Property
-  Length of property abutting primary street
-  Setback Range (determined by zoning district)
-  Length of structure within the setback range

$$\text{Build-To Zone (\%)} = \frac{\text{Length of structure within setback range (B)}}{\text{Length of property abutting primary street (A)}} \times 100$$

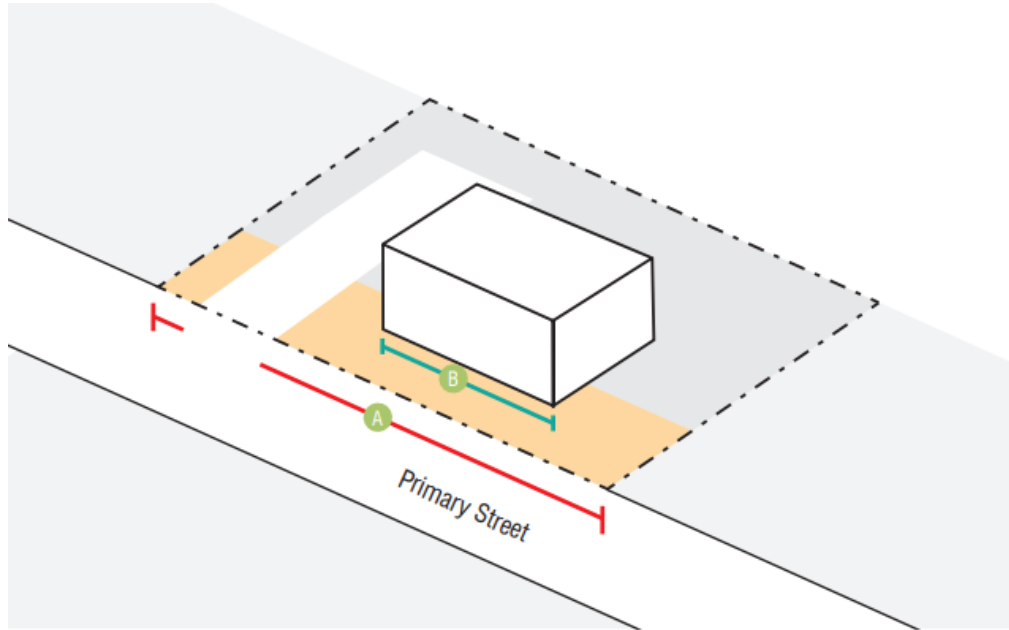
# Site Plan



# Recommendation

Staff recommends approval of AC-23-10 with the following conditions:

1. The build to zone (shown as 'B' in the below image) shall not be less than 40%;



2. This alternative compliance does not expire.