



# Public Hearing

## ZC-25-09

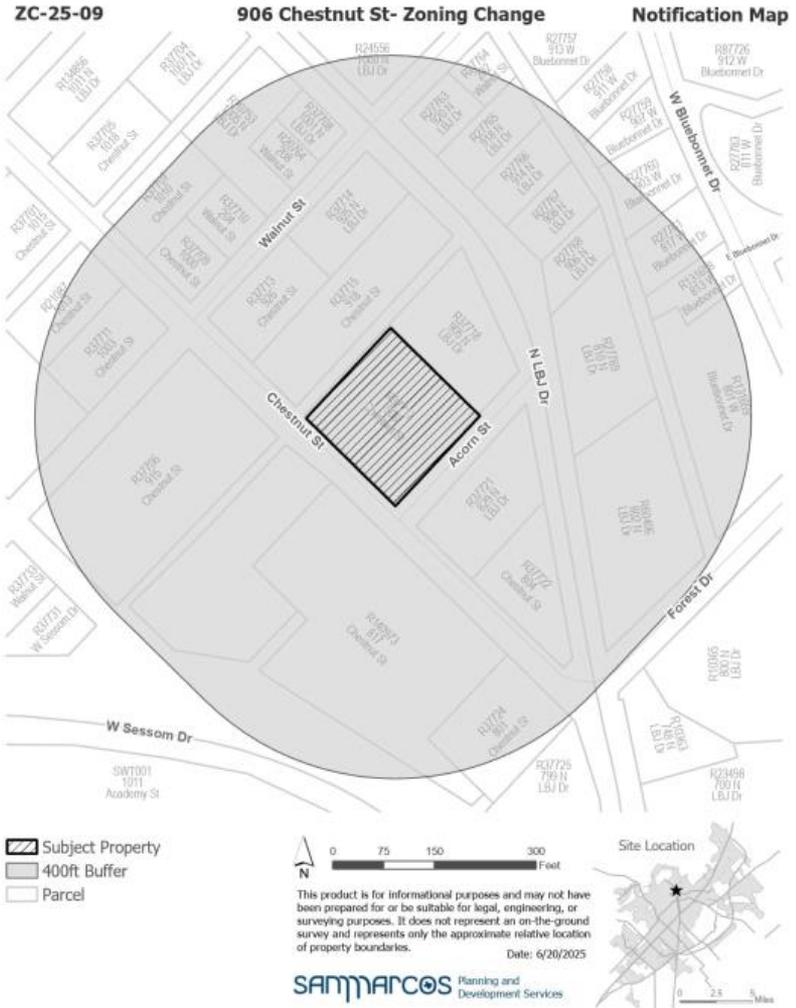
### 906 Chestnut MU to CD-4

ZC-25-09 (906 Chestnut) Consider a request by Brennan Duecy, on behalf of Jenkins Becky Jo Revocable Trust, for a Zoning Change from Mixed Use (MU) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 0.77 acres, comprising Lots 104, 107, and parts of 105 and 106, in the Park Addition Subdivision, located at 906 Chestnut Street. (C. Garrison)



# Property Information

- Approximately 0.77 acres
- Location at the Northern corner of Acorn Street and Chestnut Street
- Located within City Limits



# Context & History

- Currently occupied by a historic age Single Family Home and accessory structures
- Surrounding Uses
  - Residential
  - Multifamily Apartments
  - Commercial Retail
  - Sessom Creek Natural Area



Subject Property  
Parcel

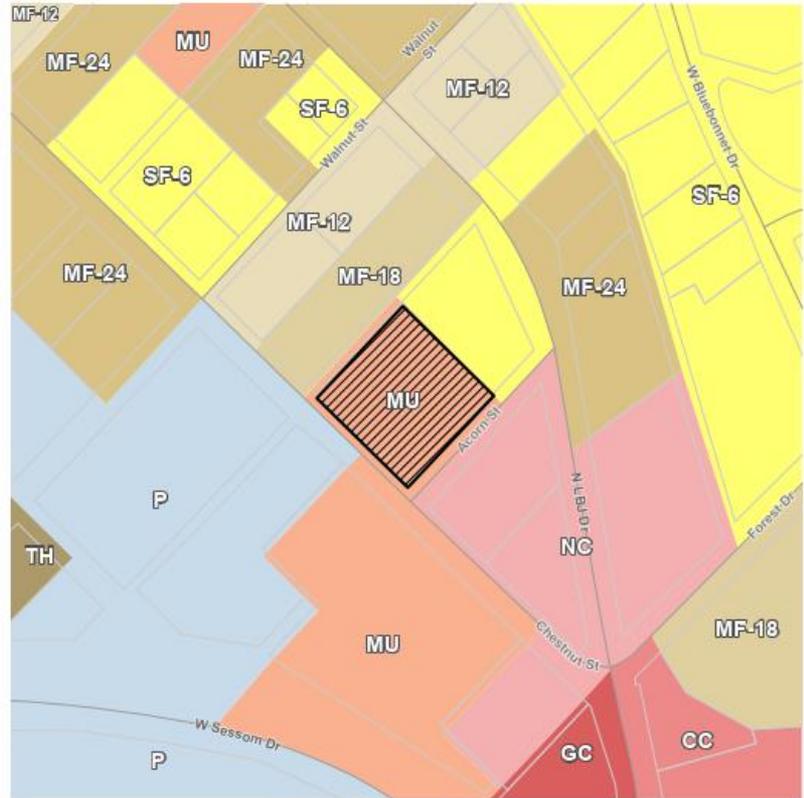


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.  
Date: 6/20/2025



# Context & History

- Existing Zoning: Mixed Use (MU)
  - Allows for a variety of commercial uses and limited residential uses.
- Proposed Zoning: Character District-4 (CD-4)
  - Allows for variety of residential uses and limited commercial uses at corners.

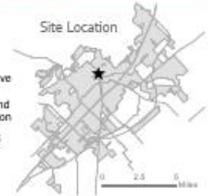


	Subject Property		MU
	CC		NC
	GC		P
	MF-12		SF-6
	MF-18		TH
	MF-24		



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.

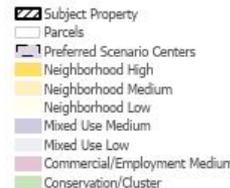
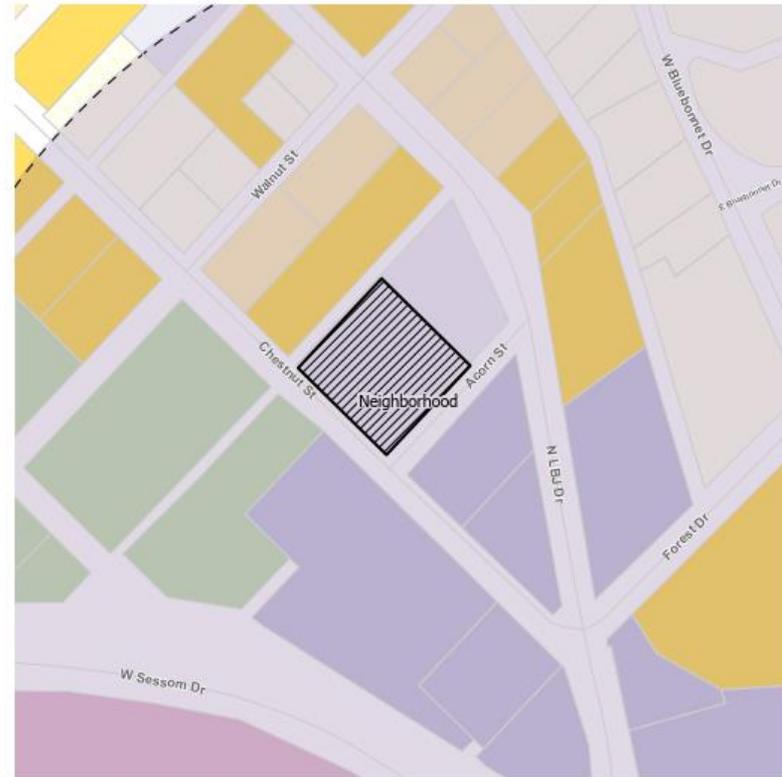
Date: 7/8/2025



# Comprehensive Plan Analysis

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

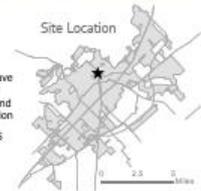
- Existing Preferred Scenario: Mixed Use Low
- “These areas are characterized by smaller commercial centers that are walkable and typically in or near neighborhoods so residents have convenient, safe, and equitable access to services. They should be distributed throughout the city, such as along corridors and near major intersections.” (VisionSMTX)



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: 7/8/2025

**SAN MARCOS** Planning and Development Services





# Comprehensive Plan Analysis (VISION SMTX)

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

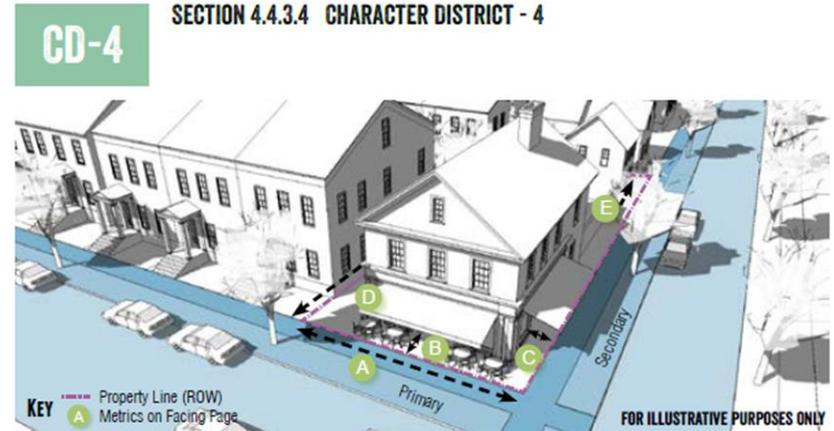
## Character District-4 within Mixed Use Low

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

- 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
- Small Multifamily Apartments proposed



**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.

**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

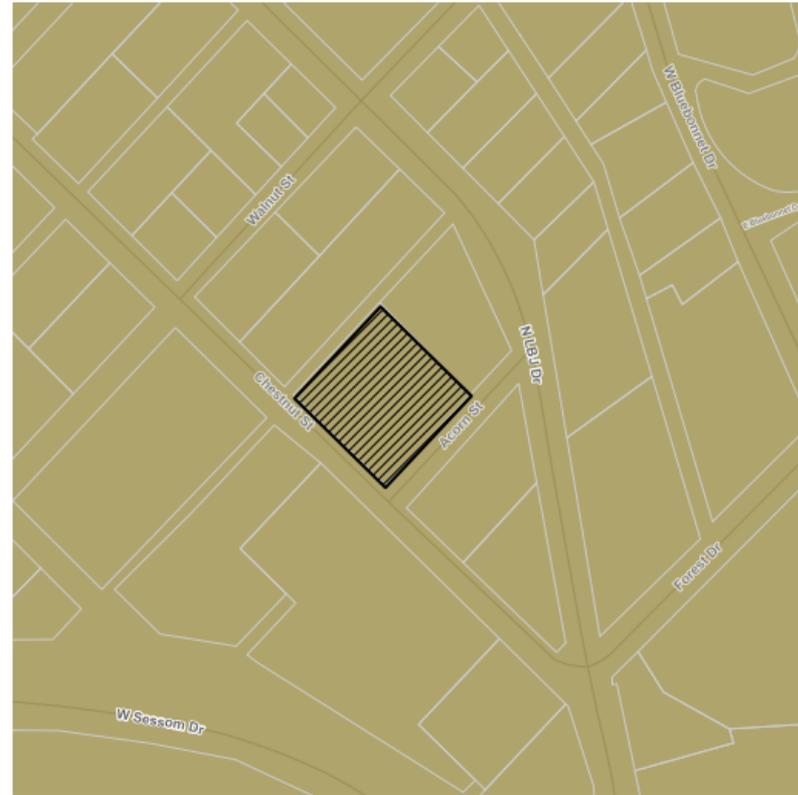
**BUILDING TYPES ALLOWED**

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 the 100-year floodplain or floodway.
- Located within the Edwards Aquifer Recharge Zone

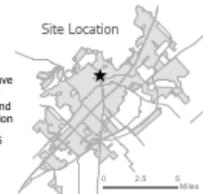


- Subject Property
- Parcels
- Transition Zone
- Major
- Minor



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: 7/8/2025



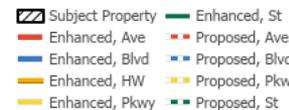
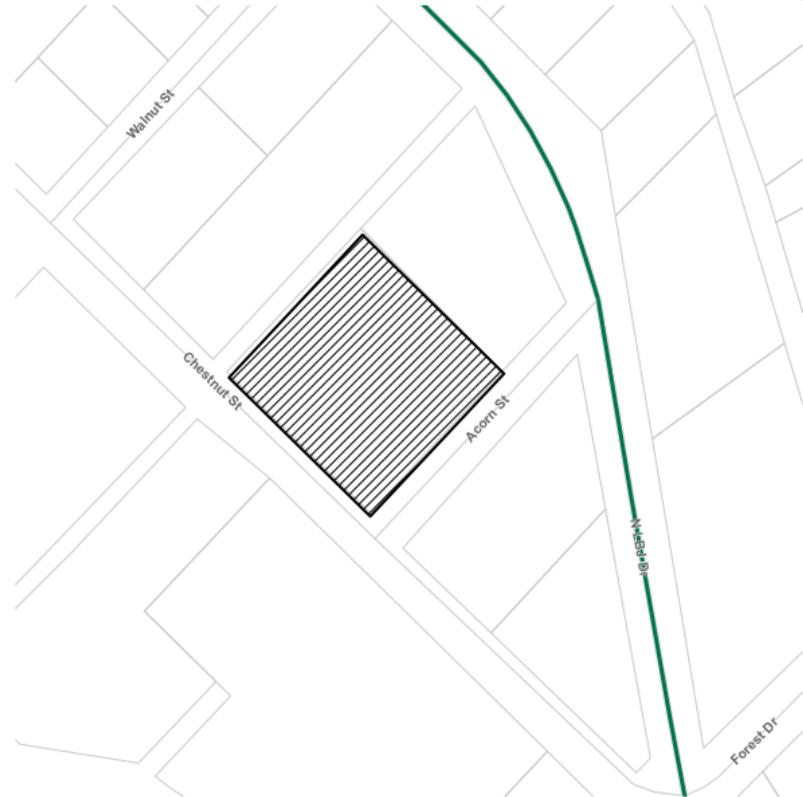
# Infrastructure

- **Streets**
  - Streetscape Type: Conventional
  - Block perimeter (3,000 feet)
- **Utilities**
  - City of San Marcos Water, Wastewater, and Electric

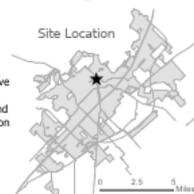
ZC-25-09

906 Chestnut St- Zoning Change

TMP Map



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: 7/8/2025





# Recommendation

- Staff recommends approval of ZC-25-09 as presented.



# Zoning District Comparison Chart

<b>Topic</b>	<b>Existing Zoning: Mixed Use (MU)</b>	<b>Proposed Zoning: Character District – 4 (CD-4)</b>
<b>Zoning Description</b>	The Mixed Use District on tracts of one acre or less, is intended to permit small-scale mixed-use buildings that have residential units above retail or office uses, especially on existing residential use properties.	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.
<b>Uses</b>	Residential, loft apartments, limited Commercial, offices (See Land Use Matrix)	Residential, limited Commercial, limited Office. (See Land Use Matrix)
<b>Parking Location</b>	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
<b>Parking Standards</b>	Dependent on use.	Dependent upon use.
<b>Max Residential Units per acre</b>	5-5	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>	4 stories	3 stories
<b>Setbacks</b>	25' minimum front, 15' secondary street, 7.5' side, and 5' rear.	5-12' front Setback, 5' side setback, 15' rear set back.
<b>Impervious Cover (max)</b>	60%	80%
<b>Lot Sizes</b>	Minimum 6,000 sq ft lot area, Minimum 50 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
<b>Streetscapes</b>	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	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
<b>Blocks</b>	3,000 ft. Block Perimeter max	2,400 ft. Block Perimeter Max