



# Public Hearing

## AC-23-03

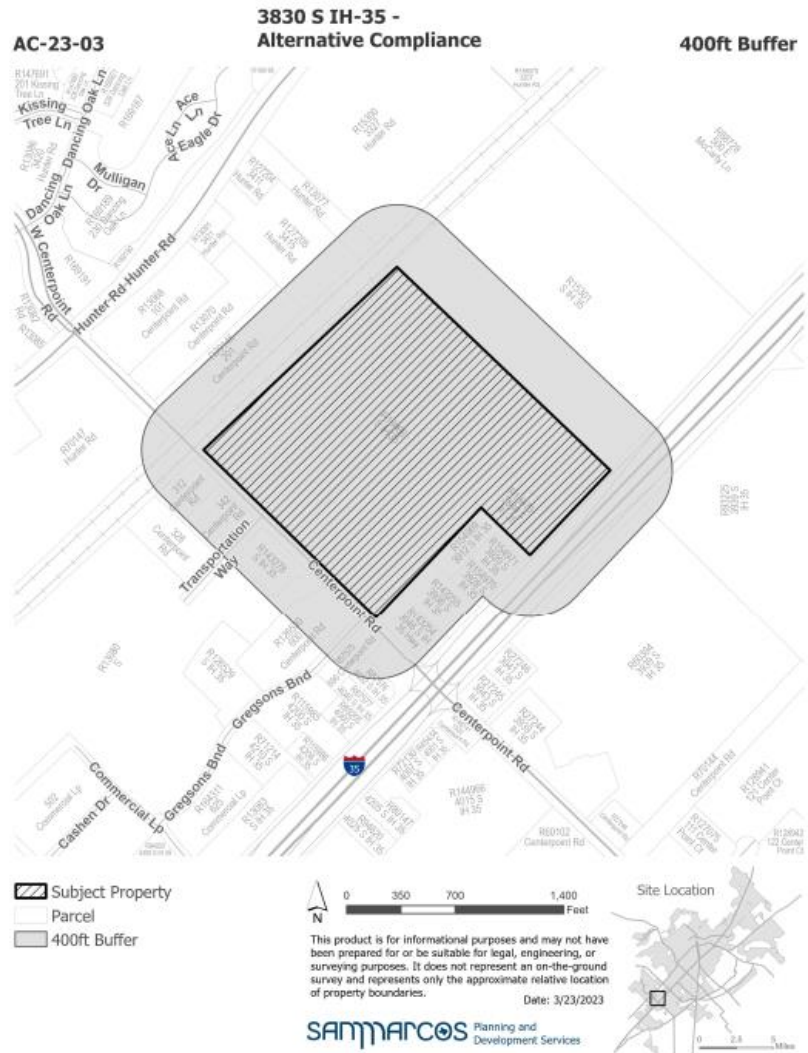
### Village at San Marcos (Minimum Two-Story Requirements)

AC-23-03 (3830 S IH 35) Hold a public hearing and consider a request by BGE, Inc., on behalf of Warren Reality LD/Sac-N-Pac, for an Alternative Compliance to the two-story minimum building height requirement in Section 4.4.3.6 of the San Marcos Development Code to allow one-story buildings, for a proposed multifamily development, on approximately 67.119 acres out of the Edward Burleson Survey, located at 3830 S IH 35 (C. Garrison)



# Property Information

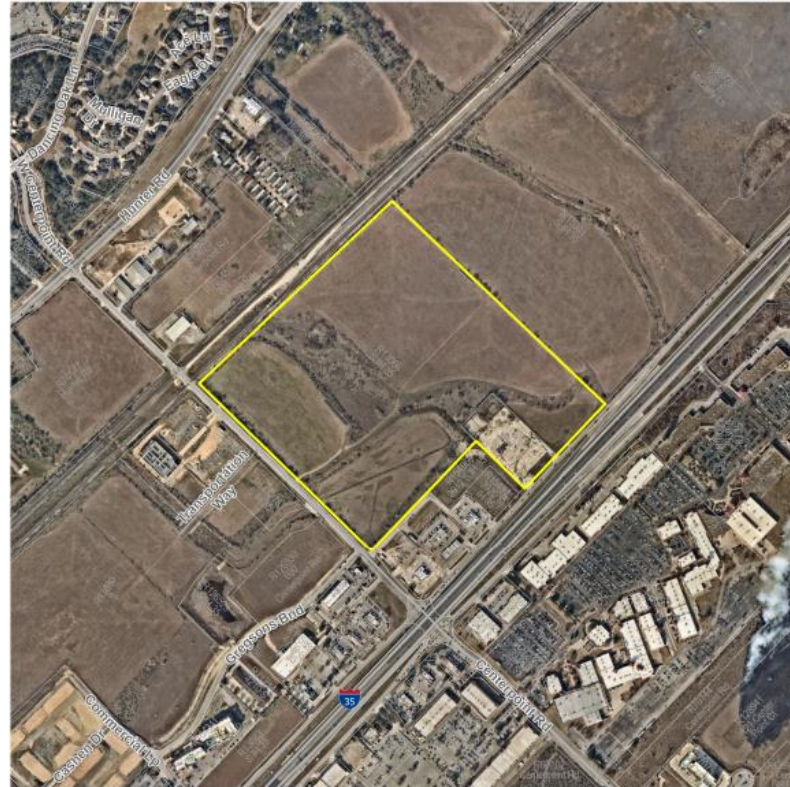
- Approximately 67.119 acres
- Located adjacent to N IH 35 Frontage and Centerpoint Road
- Located within City Limits



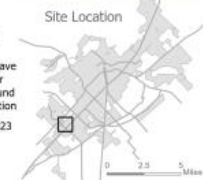


# Context & History

- Currently Vacant
- Surrounding Uses
  - Restaurant
  - Gas Station
  - Vacant Property
- Alternative Compliance Request: Deviation from the minimum Two-Story Requirements applicable to CD-5 zoning



Subject Property  
Parcel

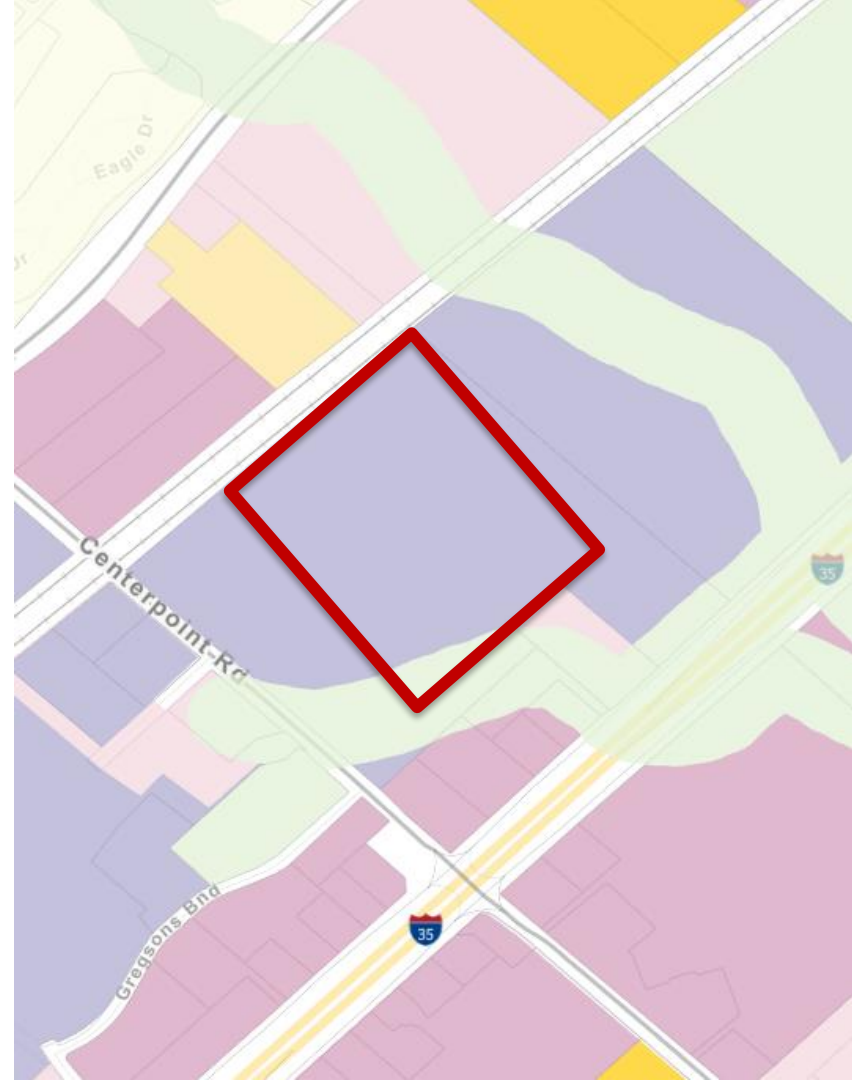


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.  
Date: 3/23/2023



## Analysis: Section 2.8.4.4

- Draft Vision SMTX identifies this area as Mixed-Use Medium
- Not detrimental to public health, safety, or welfare
- No adverse impact to adjacent properties
- Must comply with all other code requirements

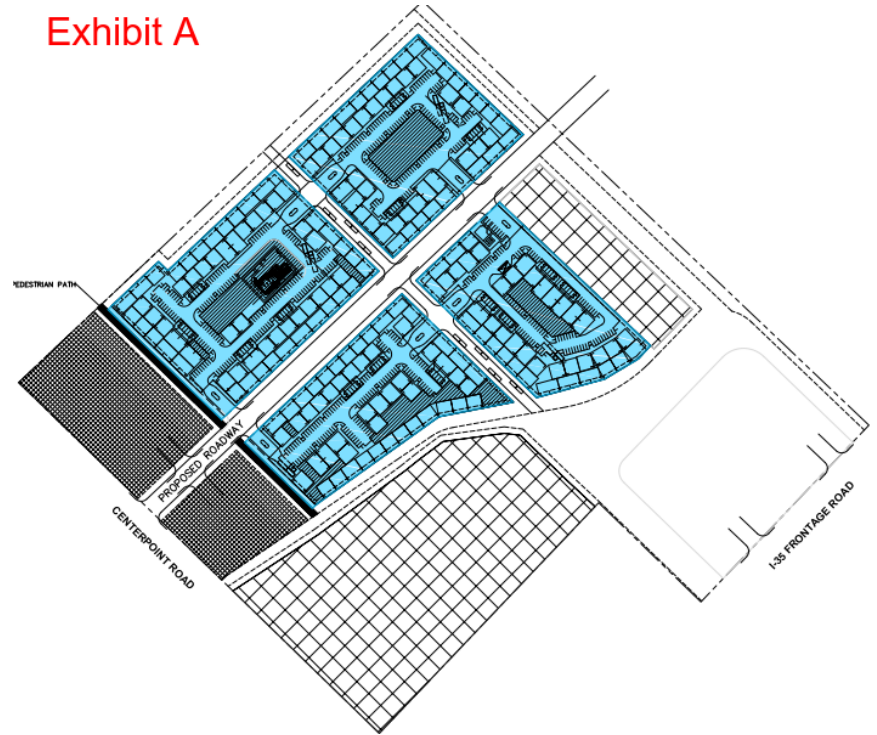




## Analysis: Section 4.3.4.4

- 1-story buildings do not meet intent of 2-story requirements
- A minimum of 30% of the multifamily buildings will be 2-story
- Not located in or near downtown (CD-5D)
- Commercial uses are proposed on Centerpoint & IH 35

Exhibit A







## Proposed Elevations



Two Bedroom, Detached



Two Bedroom, Detached



One Bedroom, Attached



Three Bedroom, Attached



## Recommendation

Staff recommends approval of AC-23-03 with the following conditions:

1. The alternative compliance for 1-story buildings shall only apply to the multi-family areas of development as shown in Exhibit A. All other uses will comply with the 2-story requirement;
2. The percentage of 1-story multifamily buildings will not exceed 70% of the buildings constructed in area shown in Exhibit A;
3. The Alternative Compliance shall be effective upon approval of Character District-5 (CD-5) zoning;
4. The Alternative Compliance shall not expire.