



# Public Hearing

## ZC-24-03

### 2807 Hunter Road MF-18 to CD-5

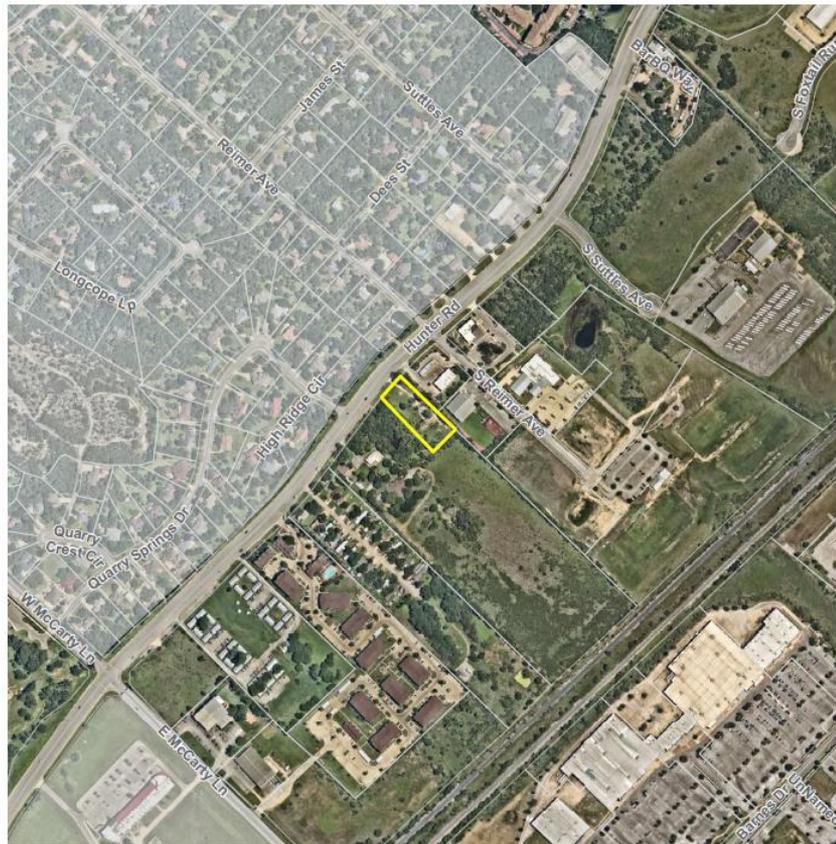
Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2024-XX, amending the official zoning map of the City in Case No. ZC-24-03, by rezoning approximately 1.132 +/- acre tract of land out of the J.M. Veramendi League No. 1 Survey, located at 2807 Hunter Road, from Multiple Family Residential District (MF-18) to Character District (CD-5), or, subject to consent of the owner, another less intense zoning district classification including procedural provisions; and providing an effective date, and consider approval of Ordinance 2024-XX, on the first of two readings.



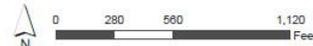


# Context & History

- Currently Vacant
- Surrounding Uses
  - Gas Station
  - Office
  - Single-Family
  - Vacant

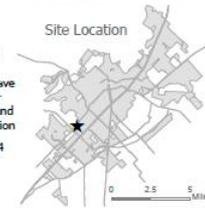


- Subject Property
- Parcel
- ETJ



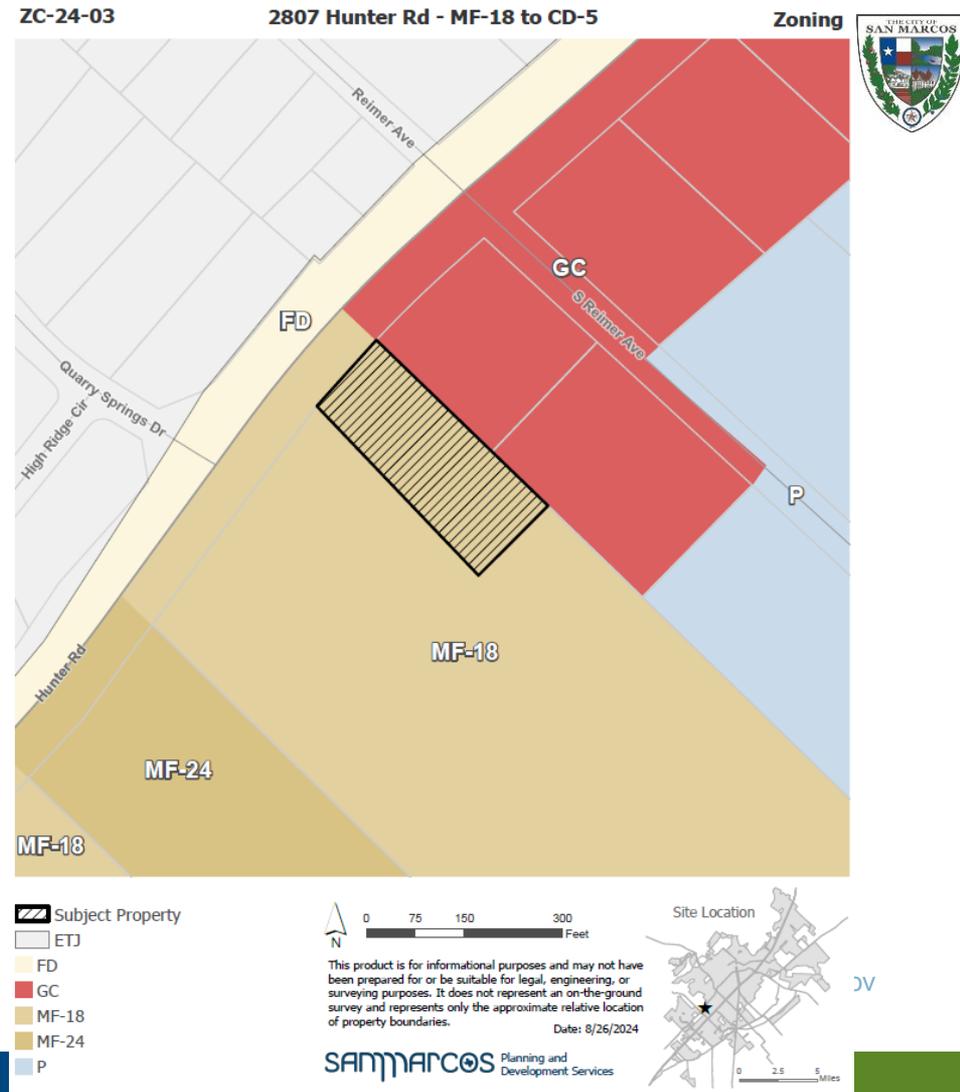
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Date: 9/3/2024



# Context & History

- Existing Zoning: Multiple Family Residential District (MF-18)
  - Intended for development of multiple-family at no more than 18 units per acre
- Proposed Zoning: Character District – 5 (CD-5)
  - Allows multi-family, mixed use, and commercial
- P&Z Recommended Neighborhood Commercial (N-CM)
  - Allows smaller scale residential and commercial

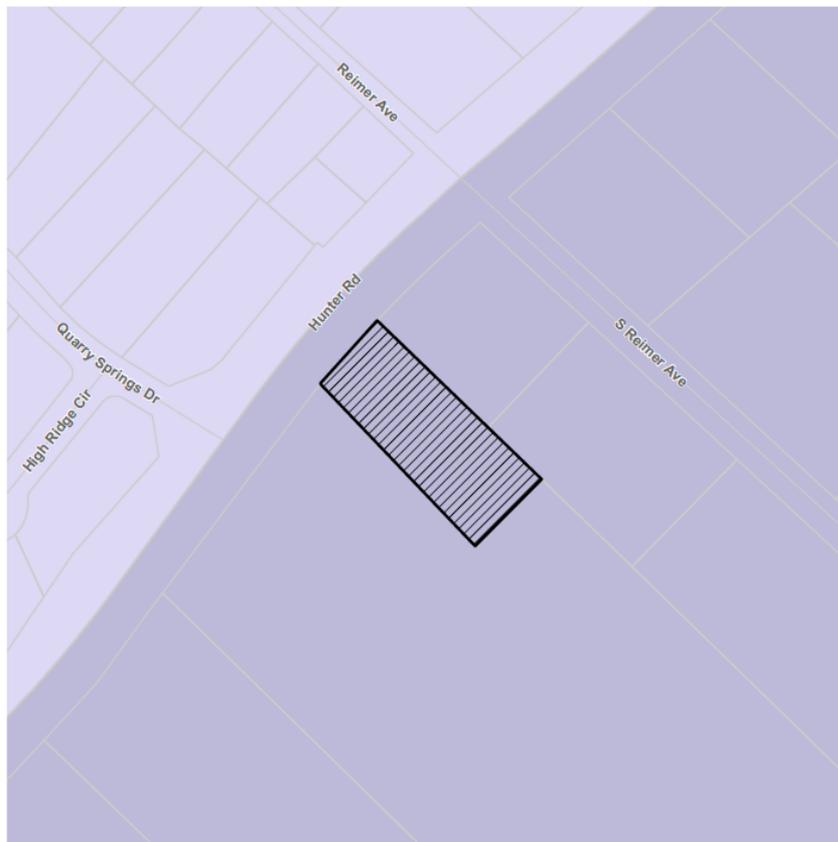




# Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium Intensity Zone
- “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)



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



N

Site Location



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# Comprehensive Plan Analysis

**Step 2:** Is the request consistent with the Comprehensive Plan / District Translation Table?

**“Character District” (CD-5) or N-CM 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

P&Z  
Recommendation

Applicant's  
Initial Request

# Comprehensive Plan Analysis



## Step 3: Is the request consistent with the District/ Existing Zoning Translation Table?

### Multiple Family (MF-18) to Neighborhood Commercial N-CM

TABLE 4.4 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FD, AR, SF-R, MR, SF-6, SF-4.5, P, ND-3, ND-3.2, CD-1, CD-2	DR, D, PH-ZL, TH, MF-12, P, ND-3.5, CD-3	MF, MF-18, MF-24, P, ND-4, N-CM, CD-4	OP, NC, CC, GC, CM, BP, HC, LI, HI, MH, VMU, P, CD-5, CD-5D
ND-3	C	NP	NP*	NP*
ND-3.2	NP	C	NP*	NP*
ND-3.5	NP*	C	C	NP*
ND-4	NP*	NP	C	NP
<b>N-CM</b>	NP*	NP*	<b>NP</b>	C

**LEGEND:**

C = Consider

NP = Not Preferred

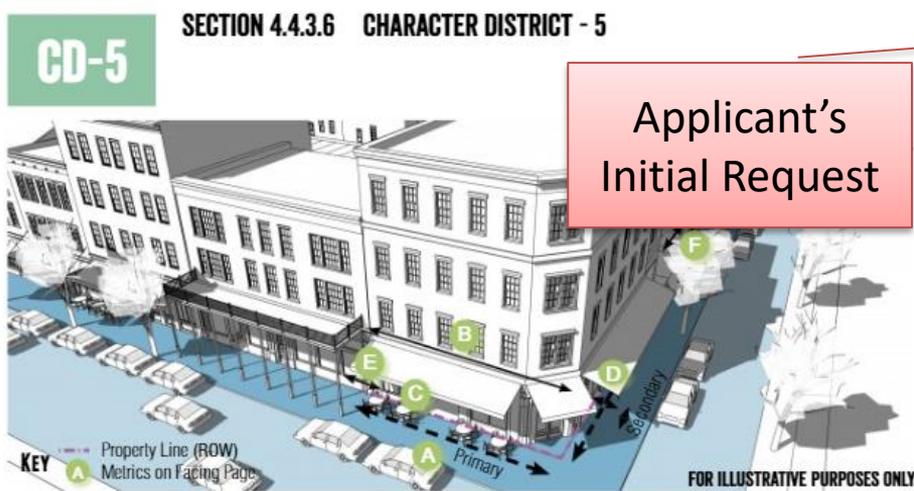
\* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(F)3a. above.

P&Z  
Recommendation

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

# Zoning Analysis

- Description of CD-5: Intended to provide for a variety of residential, retail, service, and commercial uses and to promote mixed use and pedestrian-oriented activity.
- Building Types Allowed: Townhouse, Apartment, Live/Work, Mixed Use, Shopfront, Civic
- Permitted Uses: Multi-Family, Office, Medical, Personal Services, Retail, Eating Establishment, Hotel, Light Manufacturing, Minor Vehicle Repair



**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 4.4.5.1
Townhouse	Section 4.4.5.6
Apartment	Section 4.4.5.9
Live/Work	Section 4.4.5.10
Mixed Use Shopfront	Section 4.4.5.11
Civic Building	Section 4.4.5.14



# Zoning Analysis

- Description of N-CM: Intended to serve as a pedestrian oriented mixed-use corridor within close proximity to residential uses.
- Building Types Allowed: Townhomes, ADUs, small multi-family, Live/Work, Neighborhood and Mixed-Use Shopfronts, and Civic Buildings
- Permitted Uses: Residential, Office, Medical, Restaurants, Retail, Indoor recreation.

4

CHAPTER

ZONING REGULATIONS

4

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ZONING REGULATIONS



# Environmental Analysis

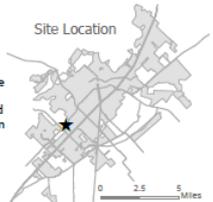
- Located within the Edwards Aquifer Transition Zone



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



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# Infrastructure

## • Streets

- Streetscape Type: Main Street & Multi-Way
- Block perimeter: 2,000 feet
- Enhanced Bicycle Facility along Hunter Road required by the TMP

## • Utilities

- City of San Marcos Water, Wastewater, & Electric

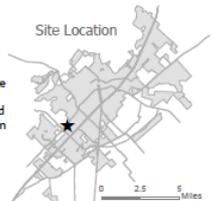


-  Subject Property
-  Enhanced, Blvd
-  Proposed, Ave



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# Recommendation

- Planning and Zoning Commission recommended approval of a lesser intense zoning district, Neighborhood Commercial District (N-CM), with a 9-0 vote.
  - Discussion Topics:
    - General concerns specific to standards within CD-5
    - Allowed uses within CD-5
    - Location of other CD-5 in this area of town
    - Less intense zoning district options
    - Traffic impacts
- Staff recommends **approval** of ZC-24-03.
  - Supermajority is required to approve CD-5.
  - Neighborhood Regulating Plan is required for N-CM.