



Presentation

ZC-24-02

S Old Bastrop Hwy & Redwood Rd Gas Station / CD-5 to CM

Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2024-XXX amending the Official Zoning Map of the City in Case ZC-24-02, by rezoning approximately 2.133 acres of land out of the Barnette O. Kane Survey, Abstract No. 281, Hays County, Texas, and generally located north of the Old Bastrop/Redwood intersection, from “CD-5” Character District – 5 to “CM” Commercial 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-XXX on the first of two readings.

Context & History

Currently vacant

Surrounding uses

- Senior multi-family
- Vacant
- Vacant
- C. Store with fuel sales

Zoned CD-5 via Ord. 2021-31 on
May 18, 2021

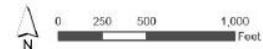
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Gas Station - S Old Bastrop & Redwood

Aerial Map



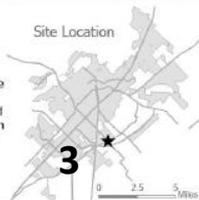
- Subject Property
- Parcel
- City Limit



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Date: 1/9/2024

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3

Context & History

Existing Zoning:

Character District-5 (CD-5)

- Allows for mixed uses, including residential uses, & encourages walkability

Proposed Zoning:

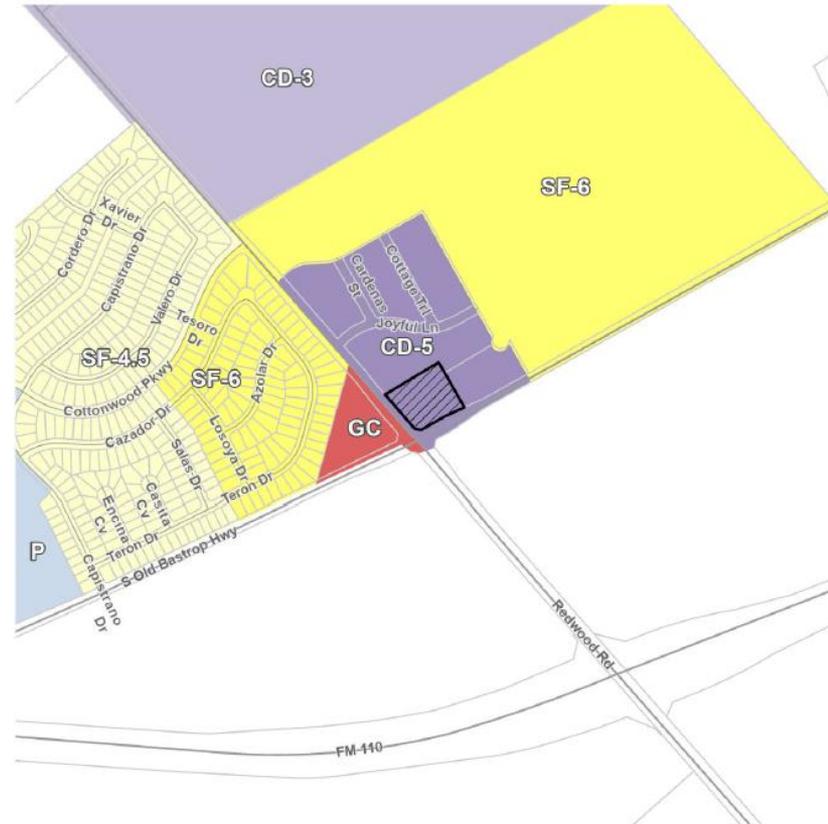
Commercial (CM)

- Commercial uses that should be situated at entrances to pedestrian oriented areas

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Gas Station - S Old Bastrop & Redwood

Zoning Map



Subject Property

CD-3

CD-4

CD-5

GC

P

SF-4.5

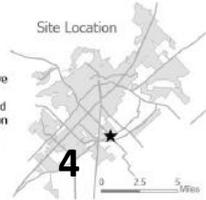
SF-6



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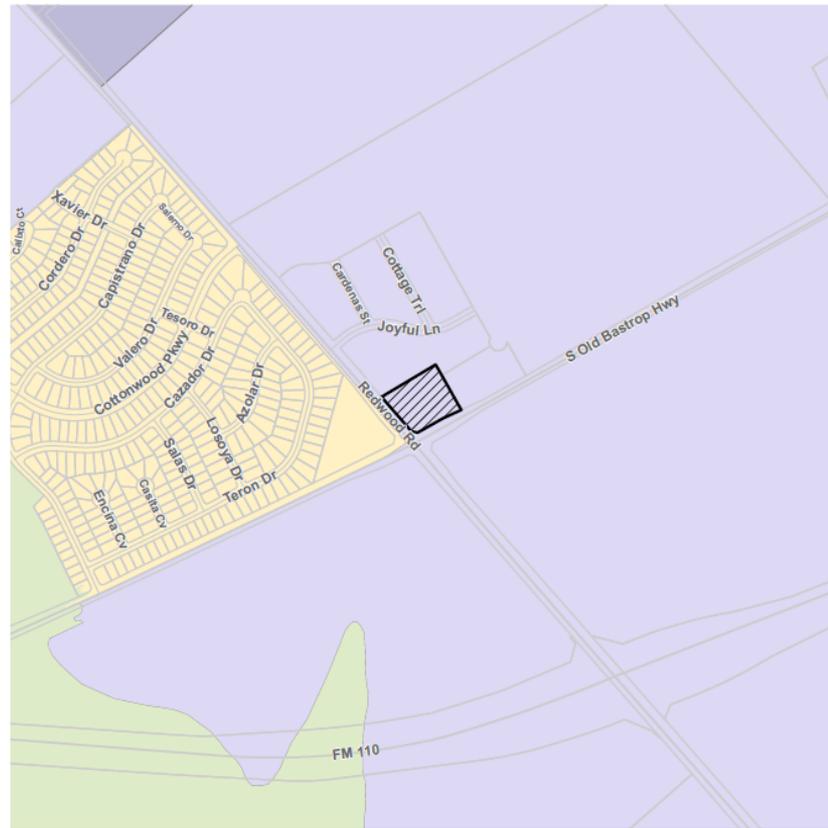


Comp Plan Analysis

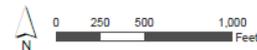
Step 1: Where is the property located on the Comprehensive Plan?

Existing Preferred Scenario:
Low Intensity Area

“Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.”
(Vision San Marcos)



-  Subject Property
-  Parcels
-  Medium Intensity
-  Low Intensity
-  Existing Neighborhood
-  Open Space



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Comp Plan Analysis

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

Commercial (CM) within a “Low 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

Zoning Analysis

District primarily intended to serve as a commercial gateway and to take advantage of proximity to major roadways

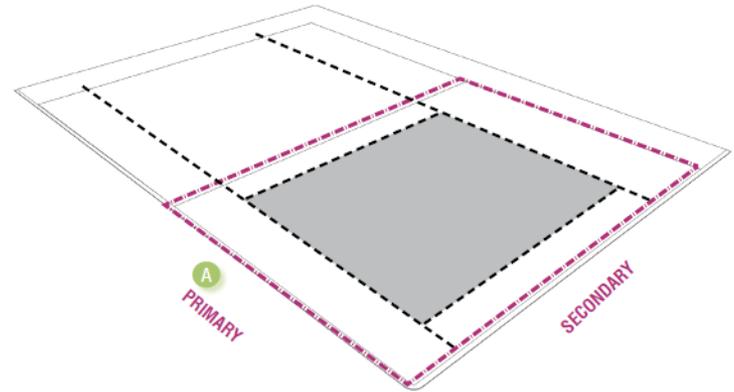
Permitted building types include Live/Work, General Commercial/Mixed Use Shopfront, and Civic Buildings

General commercial, office, & retail uses

Convenience store with fuel sales proposed

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 4.4.6.10
General Commercial	Section 4.4.6.12
Mixed Use Shopfront*	Section 4.4.6.13
Civic Building	Section 4.4.6.14

*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 environmentally sensitive areas

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Environmental Map



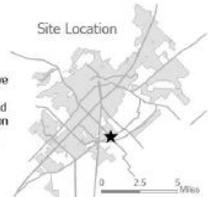
- Subject Property
- Parcels
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Major
- Minor



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SAMMARCOS Planning and Development Services



Infrastructure

Streets

- Streetscape improvements
- Transportation master plan
- Block perimeter (5,000')
- Bicycle & sidewalk connections

Utilities

- City of San Marcos water / wastewater
- Bluebonnet electric





Recommendation

Planning and Zoning Commission recommended approval of ZC-24-02 as presented with an 8-0 vote.

- Discussion topics:
 - CM District requiring CUP approval for gas station use.
 - CM District build-to-zone requirements.

Staff recommends approval of ZC-24-02 as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Character District – 5 (CD-5)	Proposed Zoning: Commercial (CM)
Zoning Description	The CD-5 district is primarily intended to provide 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.	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.
Uses	Residential, Commercial, Office, etc. (See Land Use Matrix)	Variety of commercial uses permitted including offices; retail; medical; hotels; recreation; light manufacturing, and restaurants. (See Land Use Matrix)
Parking Location	No parking in the 1st layer; Parking allowed in 2nd layer along secondary street only	Surface parking – no parking in the 1 st layer; parking allowed in the 2 nd and 3 rd Layer. Garage parking - allowed in the third layer only
Parking Standards	Dependent upon use	Dependent upon use
Max Resid. Units per acre	N/A	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories (min), 5 stories (max) *Additional stories can be authorized by City Council via alternative compliance	4 stories
Setbacks	0' minimum/12' max front, 0' side, and 0' rear	For Primary buildings – 10'-20' setback from Primary Street, 10-15' setback from Secondary St. 5' min side setback, 20' min rear set back (3' rear if abutting alley).
Impervious Cover (max)	100%	80%
Lot Sizes	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	Min, 4,000 sq ft for general commercial, mixed-use shopfront and civic buildings; Minimum of 1,100 sq ft for live/work.
Streetscapes	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required	Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area.
Blocks	2,000 ft. Block perimeter max	5,000 ft. Block perimeter Max



NOT APPROVED

Site Plan (Concept)



PROJECT INFORMATION

SITE AREA
C-STORE PARCEL ±2.13 ACRES

BUILDING AREA
C-STORE 7,956 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
C-STORE	1/200 SF	40	40



LOCATION MAP

arcostx.gov