



Public Hearing

ZC-24-09

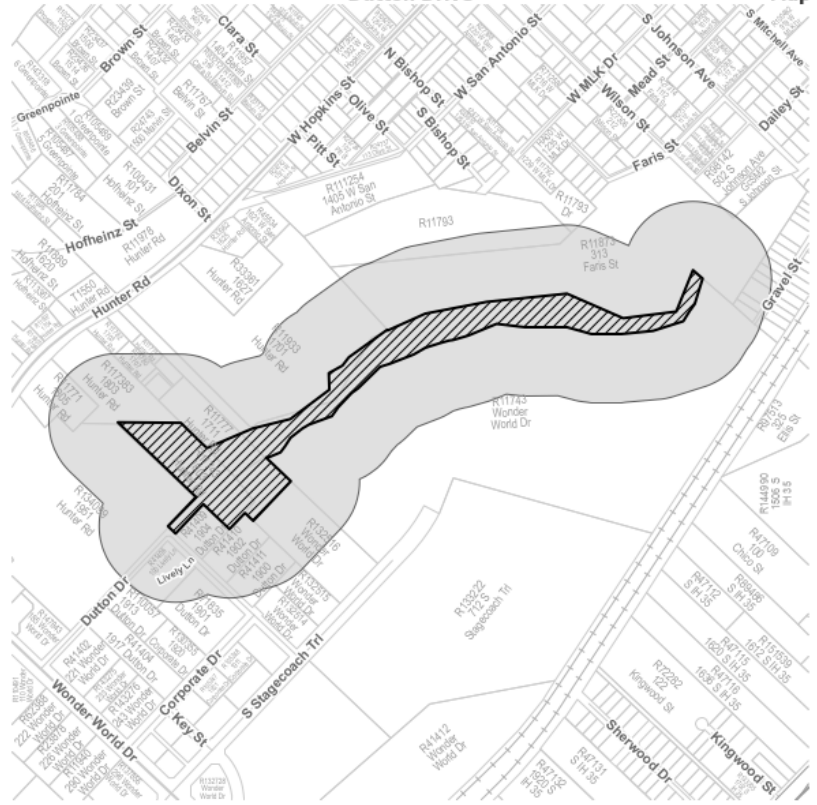
South End Dutton Drive LI/GC/FD to CD-1

Hold a public hearing and consider a request by John David Carson, on behalf of Carson Select Investments, LP, for a Zoning Change from Light Industrial (LI), General Commercial (GC) and Future Development (FD) to Character District-1 (CD-1) or, subject to consent of the owner, another less intense zoning district classification, for approximately 16.637 acres out of the J.M Veramendi League, No.1, generally located on Dutton Drive approximately 650 ft northwest of the intersection between Dutton Drive and Corporate Drive. (J.Cleary)



Property Information

- Approximately 16.6 acres
- Located to the north of Dutton Drive.
- Located within City Limits



Subject Property
 400ft Buffer
 Parcel

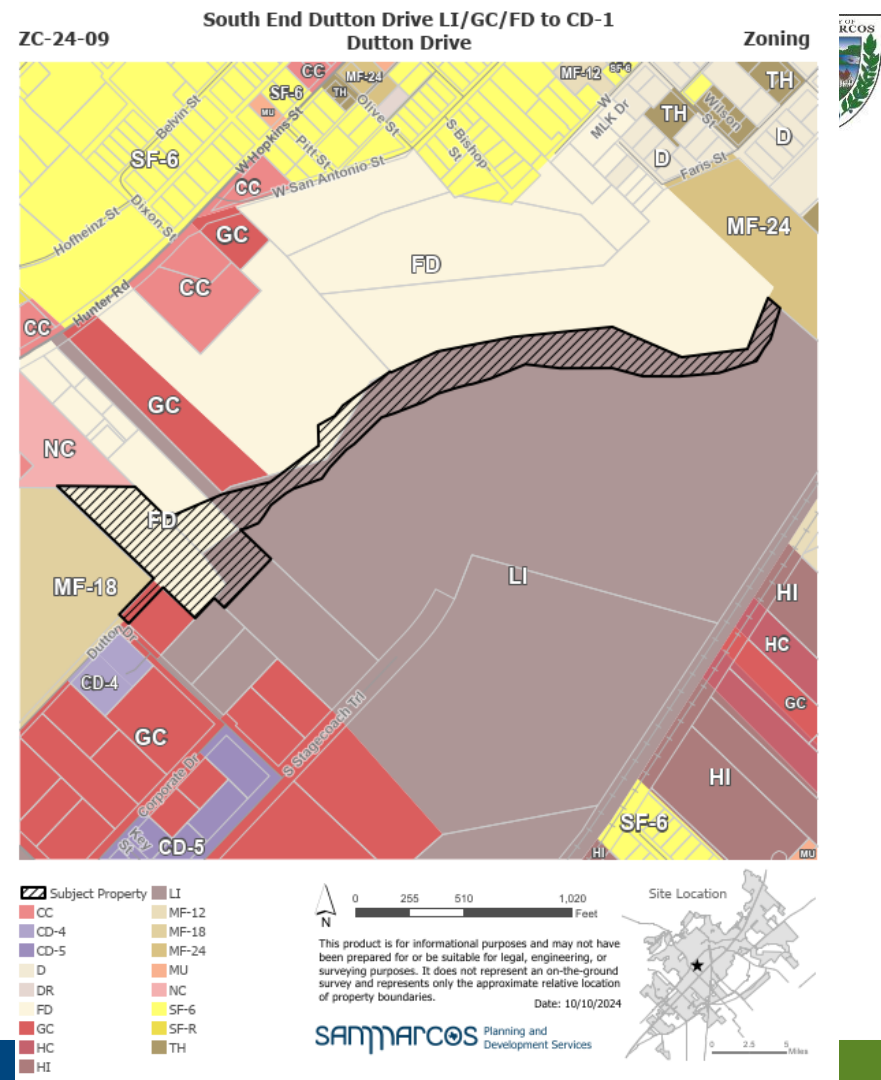


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 Date: 10/11/2024



Context & History

- Existing Zoning:
Light Industrial (LI), General Commercial (GC) and Future Development (FD)
 - Allows various industrial and commercial uses, with FD zoning intended to be a temporary zoning district with limited residential and agricultural allowed.
- Proposed Zoning:
Character District-1 (CD-1)
 - Allows parks, agriculture, and open space.





Comprehensive Plan Analysis

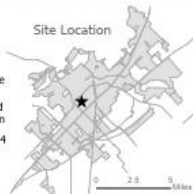
Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Medium Intensity (South End)
“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)
- Open Space - *“An area which is not developed, and which is generally suitable for very limited residential or agricultural uses” (4.1.1.6)*



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Comprehensive Plan Analysis

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

“Character-District-1 “CD-1” within a “Open Space” and “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

Comprehensive Plan Analysis

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

- Mixed Use - Medium

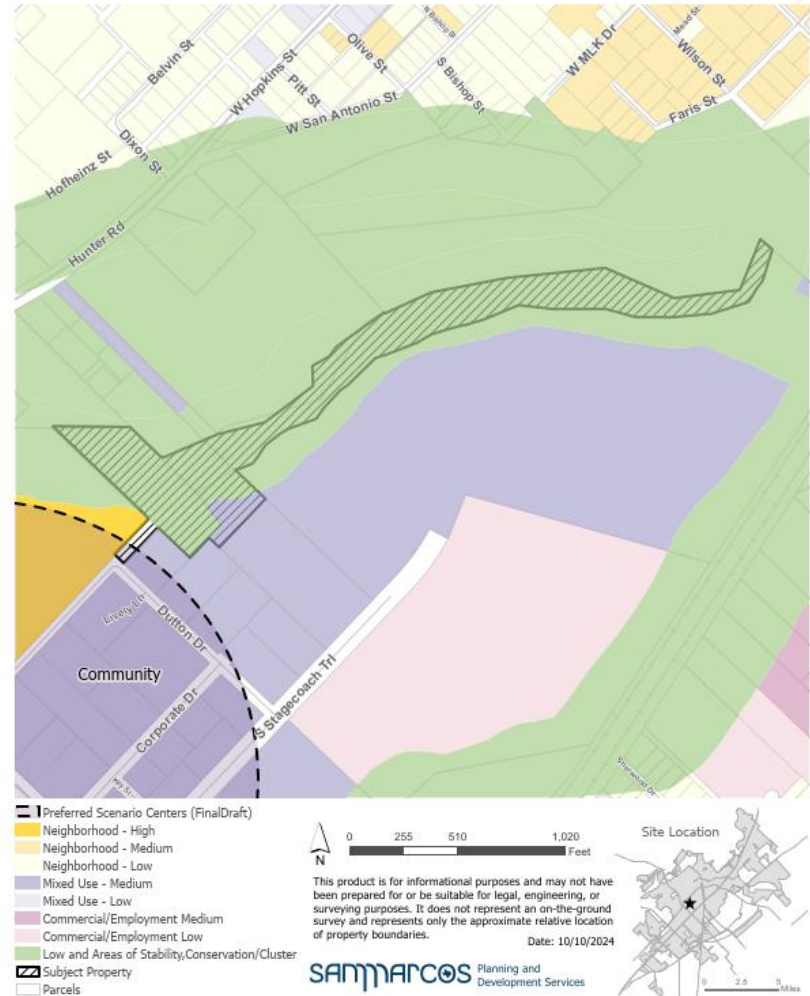
“These areas are characterized by a mix of commercial and residential uses in a well-connected and walkable place.” pg 98, VisionSMTX

- Conservation/Cluster

“Development that does occur within conservation and reserve areas should be low impact to the natural environment by using a variety of development techniques and strategies.” pg 110, VisionSMTX

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South End Dutton Drive LI/GC/FD to CD-1 Preferred Scenario
Dutton Drive (VisionSMTX)





Comprehensive Plan Analysis (VISION SMTX ++)

Step 2: Is the request consistent with the adopted Equivalency Table?

“CD-1” Character District-1 within a “Mixed Use-Medium and “Conservation/Cluster.”

Development Code Zoning Classifications :: Vision SMTX Comprehensive Plan Place Types

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*	



Comprehensive Plan Analysis

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

Light Industrial (LI) and Future Development (FD) to “Character District-1” (CD-1)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	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(G)3a. above.

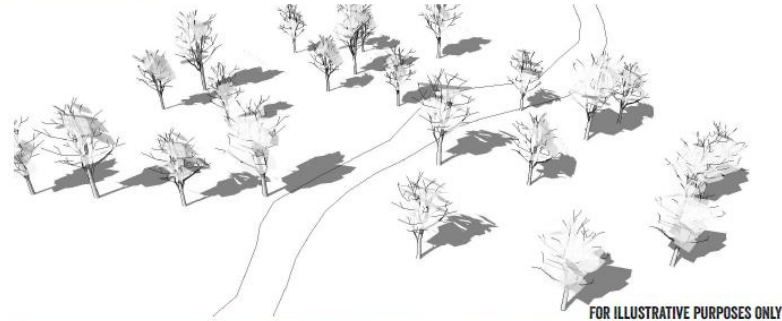


Zoning Analysis

- CD-1 District is the least intense zoning district in the City's Code, primarily characterized by extensive, undisturbed landscapes
- Agricultural and public uses
- Proposed as open space/ greenway

CD-1

SECTION 4.4.3.1 CHARACTER DISTRICT - 1



FOR ILLUSTRATIVE PURPOSES ONLY



GENERAL DESCRIPTION

The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes.

TRANSPORTATION

Block Perimeter

N/A

DENSITY

Units Per Gross Acre

N/A

Impervious Cover

20% max.



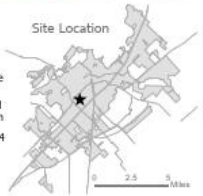
Environmental Analysis

- Floodplain/ floodway within the site.
- Located outside the Edwards Aquifer Recharge Zone but within the Transition Zone.
- Not located within the San Marcos River Corridor.



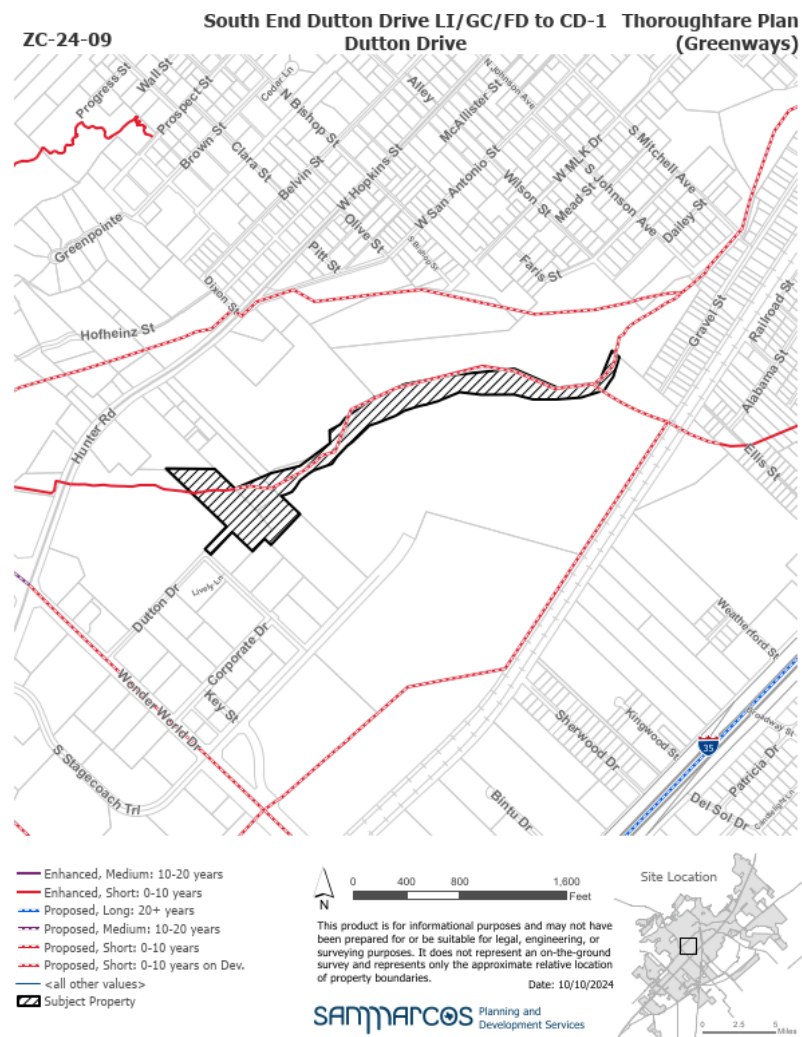
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Infrastructure

- **Streets**
 - Proposed greenway per the Transportation Master Plan
 - Block perimeter does not apply
 - Land to be dedicated to the City.
- **Utilities**
 - City of San Marcos Water / Wastewater
 - City of San Marcos Electric





Recommendation

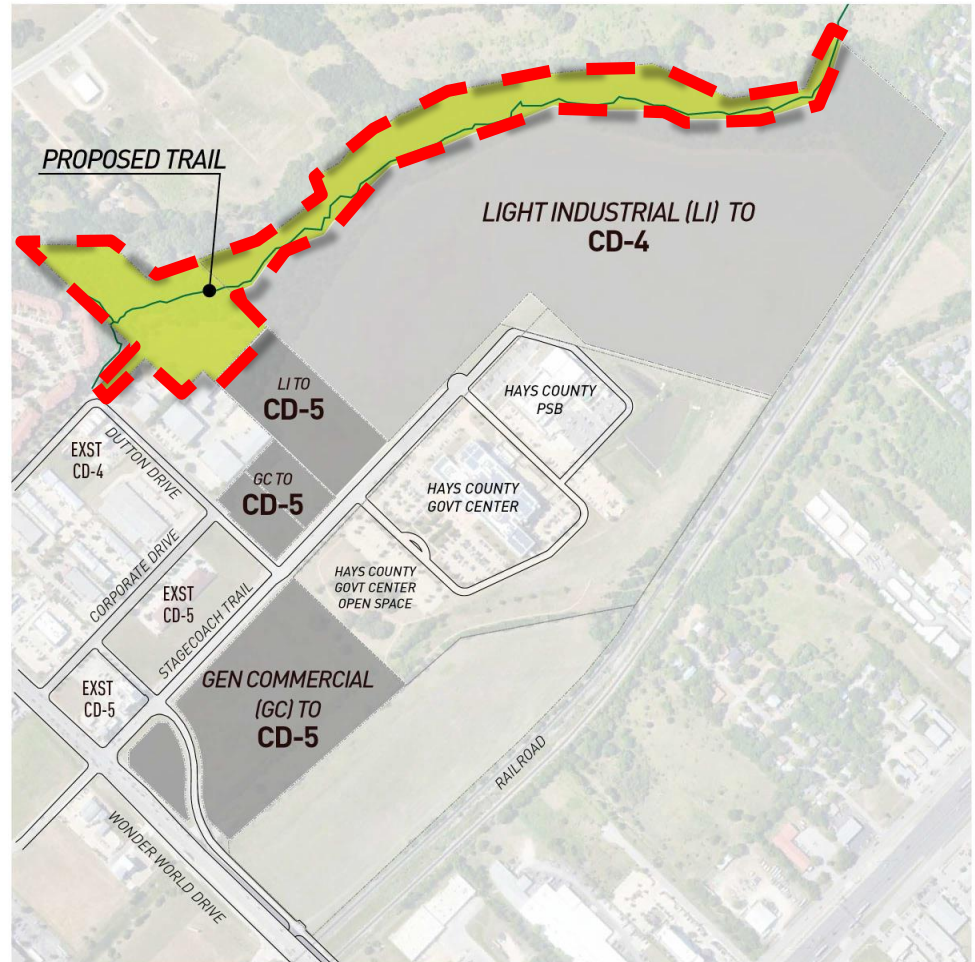
- Staff recommends approval of ZC-24-09 as presented.

MAP LEGEND

-  Proposed SMGA / SMRF Hun-Dun Natural Trail
-  Proposed CD-1 / Trail Land Dedication (16.6 ACRES) from LI
-  Proposed CD-4 (56.8 ACRES, UNPLATTED) from LI
-  Proposed CD-5 (21.5 ACRES) from LI/GC

NOTES

- Downzoning proposed for compatibility with proposed trail use and to align with Comprehensive Plan (Vision San Marcos and VisionSMTX)
- CD-1 area is equal to property under consideration for trail dedication
- CD-4 area is equal to remainder of applicant's unplatted property
 - Lowest "Consider" zoning district per VisionSMTX Equivalency Table
 - Aligned with Table 4.6 of SMDC (Existing Zoning Translation Table)
- CD-5 area primarily comprised of existing platted lots on Stagecoach Trail
 - "Consider" zoning district per Equivalency Table and Table 4.6
 - Creates consistent zoning with existing adjacent platted lots
- No current development plans





Zoning District Comparison Chart

Topic	Existing Zoning: Light Industrial (LI)	Existing Zoning: Future Development (FD)	Existing Zoning: General Commercial (GC)	Proposed Zoning: Character District – 1 (CD-1)
Zoning Description	Light Industrial is intended to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. Development should be operated in a relatively clean and quiet manner and should not be obnoxious to nearby residential or commercial uses.	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	The GC District is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses. The commercial uses within this district will have operation characteristics that are generally compatible with the CC, Community Commercial District.	The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.
Uses	Primarily industrial uses as well as light manufacturing, offices, and warehouse and distribution. Examples of light industrial uses include food and beverage products, breweries, contractor storage, dry-cleaning, furniture manufacturing, and welding (See <i>Land Use Matrix</i>)	Residential / Agricultural (See <i>Land Use Matrix</i>)	Office, Service Uses, Retail, Commercial, etc. (See <i>Land Use Matrix</i>)	Agricultural & its Accessory Uses, Public & Institutional, etc. (See <i>Land Use Matrix</i>)
Parking Location	No location standards	No location standards	No location standards	No location standards
Parking Standards	Depends on use.	Dependent upon use	Dependent upon use	Dependent upon use
Max Residential Units per acre	N/A - Residential uses are not allowed	0.4 units per acre (max)	Residential uses are not allowed	N/A
Occupancy Restrictions	N/A	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements	Dependent upon use
Building Height (max)	4 stories	2 stories	N/A	N/A
Setbacks	20' minimum front, side, and rear	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	20' minimum front, 15' side, and 5' rear	N/A
Impervious Cover (max)	80%	30%	80%	20%
Lot Sizes	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 6,000 sf	N/A
Streetscapes	Conventional Street: 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area	N/A
Blocks	5,000 ft. Block Perimeter max	No Block Perimeter Required	3,000 ft. Block Perimeter Max	No Block Perimeter Required