



Public Hearing

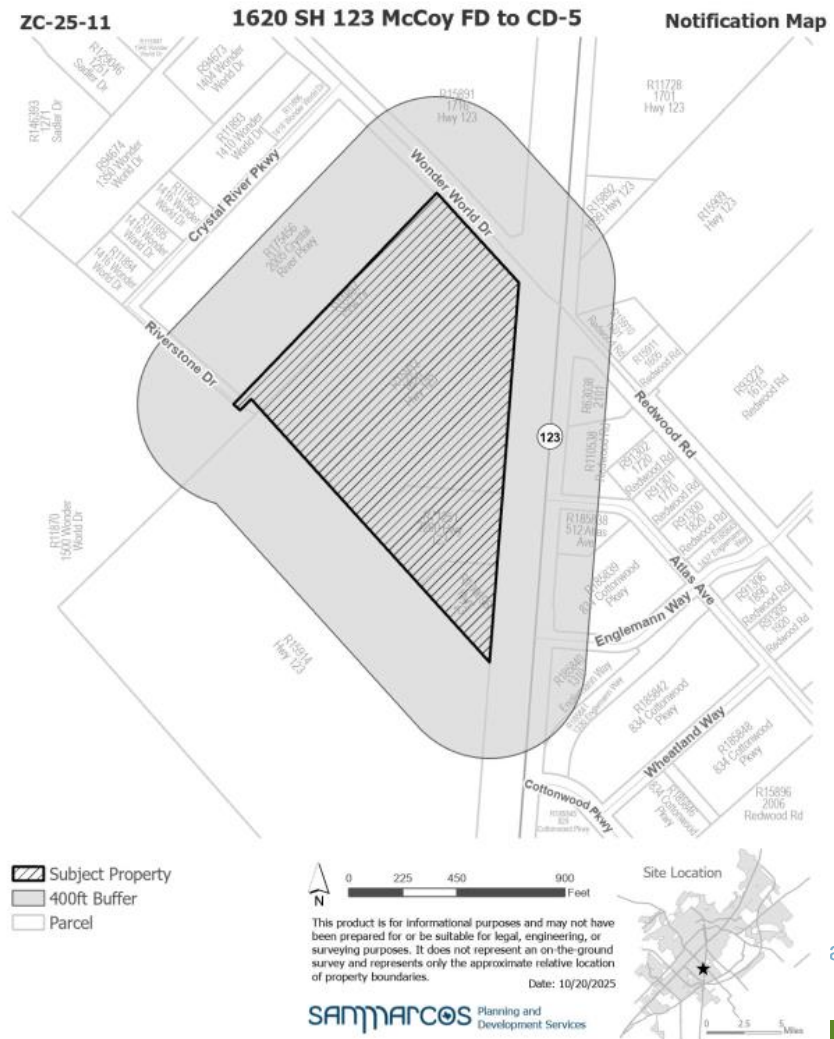
ZC-25-11

1620 SH 123 McCoy FD to CD-5

Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2025-XXX amending the Official Zoning Map of the City in Case ZC-25-11, by rezoning for approximately 26.76 acres out of the Barnett O. Kane Survey, Abstract No. 281, generally located southwest of the intersection Wonder World Drive and State Highway 123 in Hays County, from Future Development (FD) to Character District-5 (CD-5) or, subject to consent of the owner, another less intense zoning district, including procedural provisions; and providing an effective date, and consider approval of Ordinance 2025-XXX on the first of two readings.

Property Information

- Approximately 27 acres
- Located at the intersection of SH 123 and Wonder World Drive
- Located within City Limits





Context & History

- Currently Vacant with exception of existing cell tower.
- Surrounding Uses
 - Multifamily
 - Vacant
 - Gas station
 - SH 123 overpass
- Originally annexed in 2005



- Subject Property
- Parcel
- ETJ

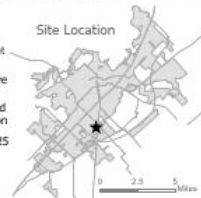


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Date: 10/17/2025

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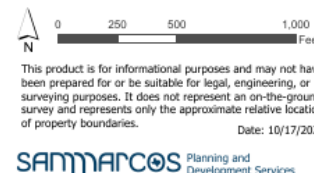
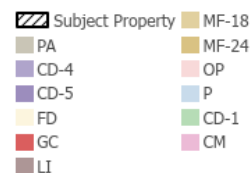
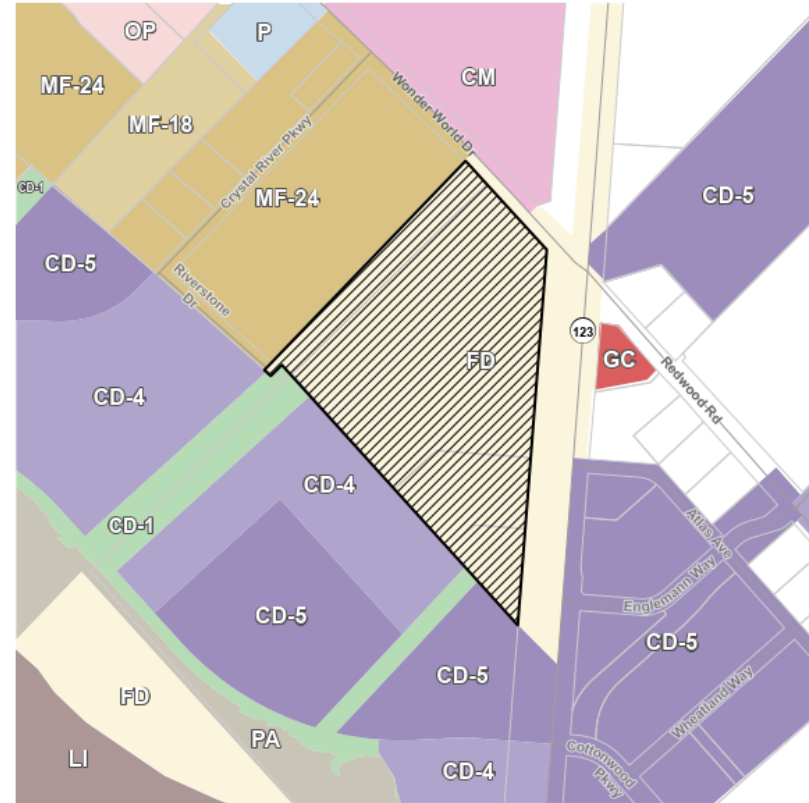
Context & History

- Existing Zoning:
Future Development (FD)
 - Allows limited low density residential and agricultural
 - Intended to be a temporary zoning district upon annexation.
- Proposed Zoning:
Character District-5 (CD-5)
 - Allows a mixture of uses including multifamily, retail, commercial, and civic.

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Zoning



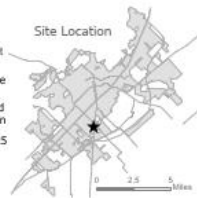
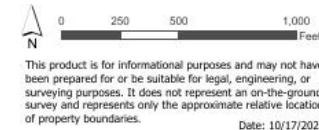
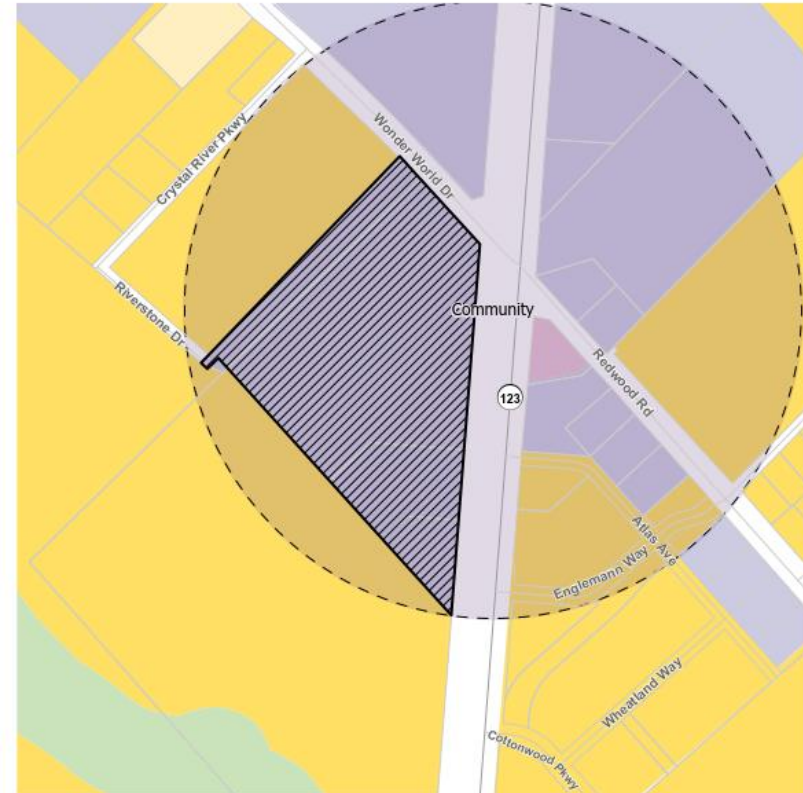
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Comprehensive Plan Analysis

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

- Existing Preferred Scenario:
Mixed Use Medium
(Community Center – Medical)
- “These areas are characterized by a mix of commercial and residential uses in a well-connected and walkable place.” (VisionSMTX)





Comprehensive Plan Analysis (VISION SMTX)

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

Character District-5 within Mixed Use Medium

		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
Zoning District											
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	-	-	
Special Districts	PA	-	C*	-	-	-	C*	C*	C*	C*	C*
	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

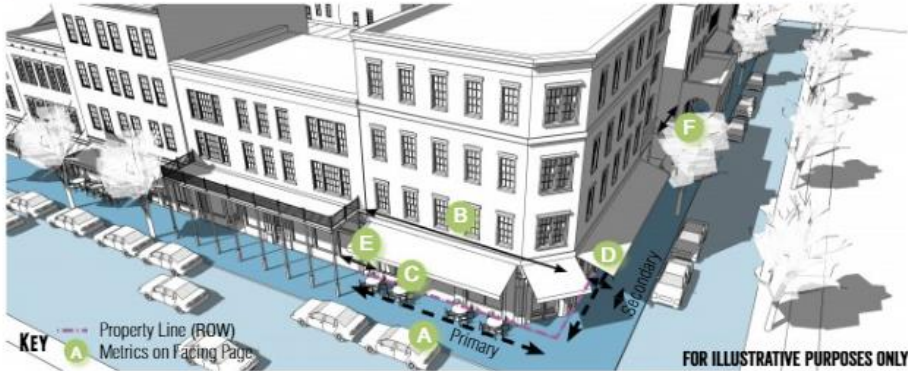
(-) = Preferred Scenario Amendment (PSA) Required




Zoning Analysis

- 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: Residential, Office, Medical, Personal Services, Retail, Eating Establishment, Hotel, Light Manufacturing, Minor Vehicle Repair
- No specific uses proposed by applicant at this time.

CD-5

SECTION 4.4.3.6 CHARACTER DISTRICT - 5



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.

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

DENSITY

Impervious Cover	100% max.
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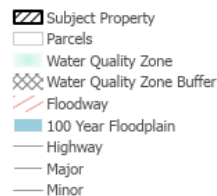
BUILDING TYPES ALLOWED

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



Environmental Analysis

- Not located within the 100-year floodplain or floodway
- Not located within the San Marcos River Corridor
- Not located within the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone



0 250 500 1,000 Feet

N

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Infrastructure

- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (2,000 feet)
- Bicycle & Sidewalk connections

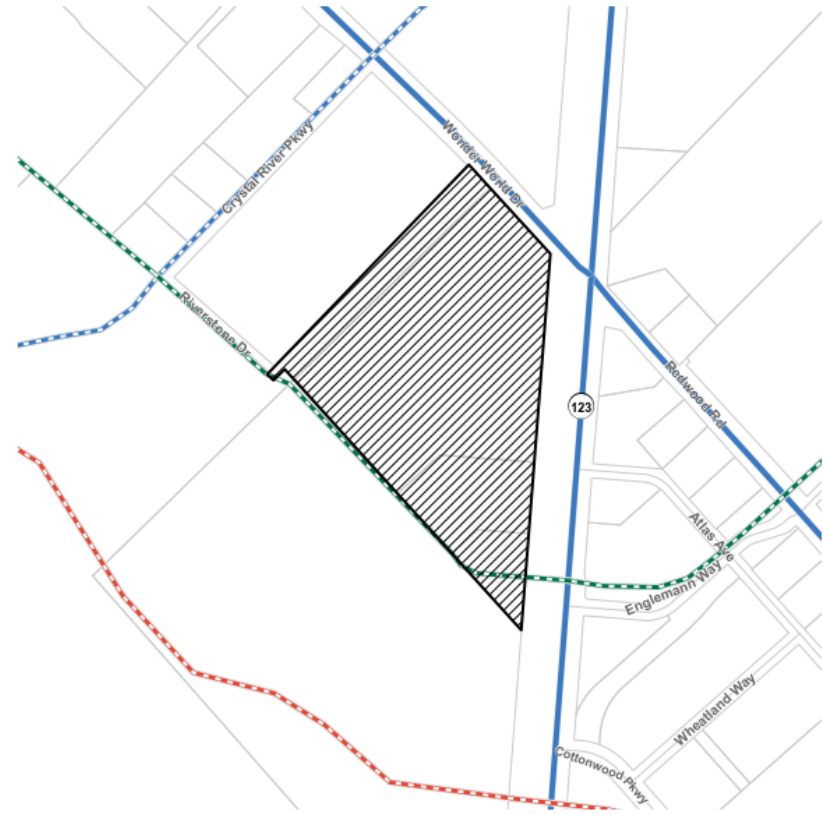
- **Utilities**

- City of San Marcos Water / Wastewater
- Bluebonnet Electric

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Thoroughfare Plan



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Recommendation

- Planning and Zoning Commission recommended **approval** of ZC-25-11 as presented with a 9-0 vote.
 - Discussion Topics:
 - Gas station use to north of site.
- Staff recommended **approval** of ZC-25-11 as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-5)
Zoning Description	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 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.
Uses	Residential / Agricultural (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	30%	100%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 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
Streetscapes	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.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max