



Public Hearing

ZC-23-03

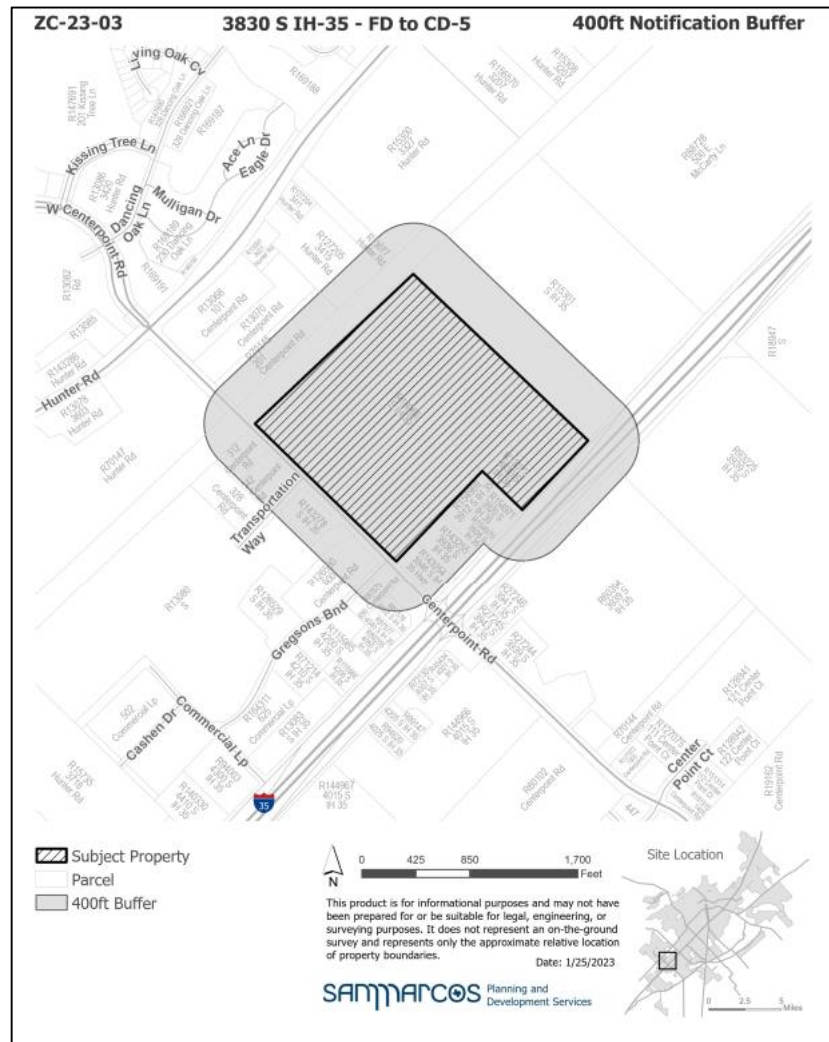
3830 S IH 35 FD and LI to CD-5

ZC-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 a Zoning Change from Future Development (FD) and Light Industrial (LI) to Character District 5 (CD-5), or, subject to consent of the owner, another less intense zoning district classification, for approximately 67.119 acres out of the Edward Burleson Survey, Tract Part of 2, 63.119, and Edward Burleson Survey, Acres 4, located at and near 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



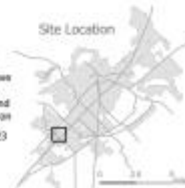
Subject Property
Parcel

0 350 700 1,400 Feet

Site Location

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Date: 3/23/2023

SAN MARCOS Planning and Development Services





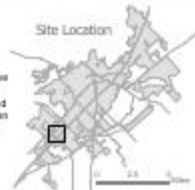
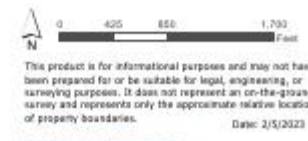
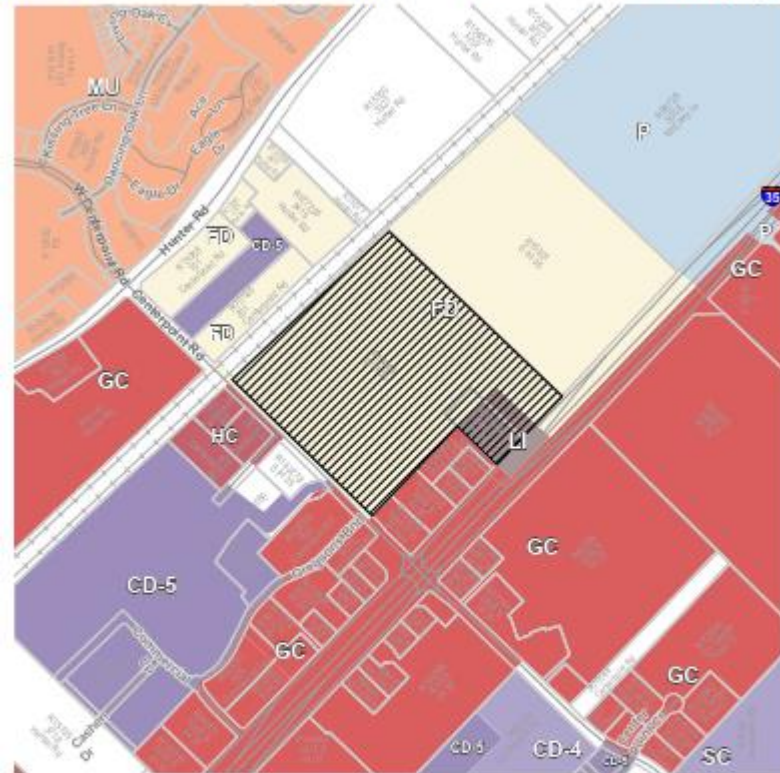
Context & History

- Existing Zoning:
Zoning District (FD)
 - Intended to serve as a temporary zoning, characterized by primarily by agricultural use
- Zoning District (IL)
 - Intended to accommodate manufacturing and light industrial uses
- Proposed Zoning:
 - Character District - 5 (CD-5)*
Allows for mixed uses & promotes walkability

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Zoning Map



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Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Employment Center and Open Space
- An area intended to accommodate economic growth and the recruitment of major employers.

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3830 S IH-35 - FD/IL to CD-5

Preferred Scenario



- ▨ Subject Property
- Parcel
- Employment Area
- Medium Intensity
- Low Intensity
- Open Space



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Date: 2/5/2023

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Comprehensive Plan Analysis

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

“Character District-5” (CD-5) within an “Employment Area.”

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

- Promotes Mixed Use and Pedestrian-Oriented Activity
- Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building
- Higher Density Residential, Commercial, and Retail Uses



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

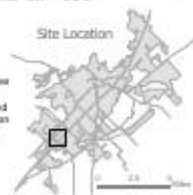
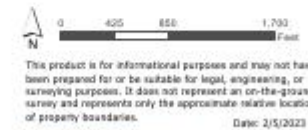
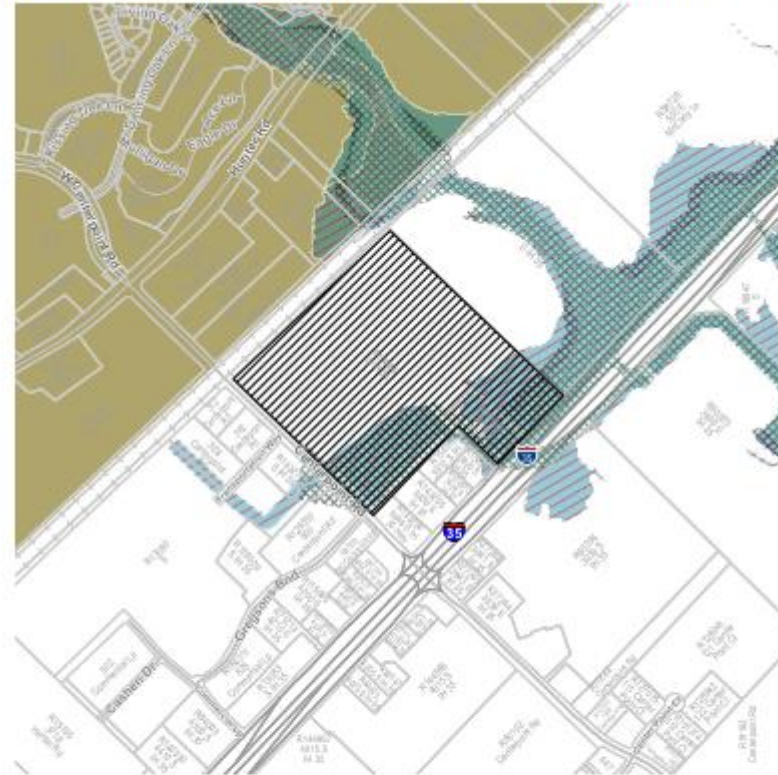
DENSITY	
Impervious Cover	100% max.

BUILDING TYPES ALLOWED	
Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.6
Apartment	Section 4.4.6.9
Live/ Work	Section 4.4.6.10
Mixed Use Shopfront	Section 4.4.6.13
Civic Building	Section 4.4.6.14



Environmental Analysis

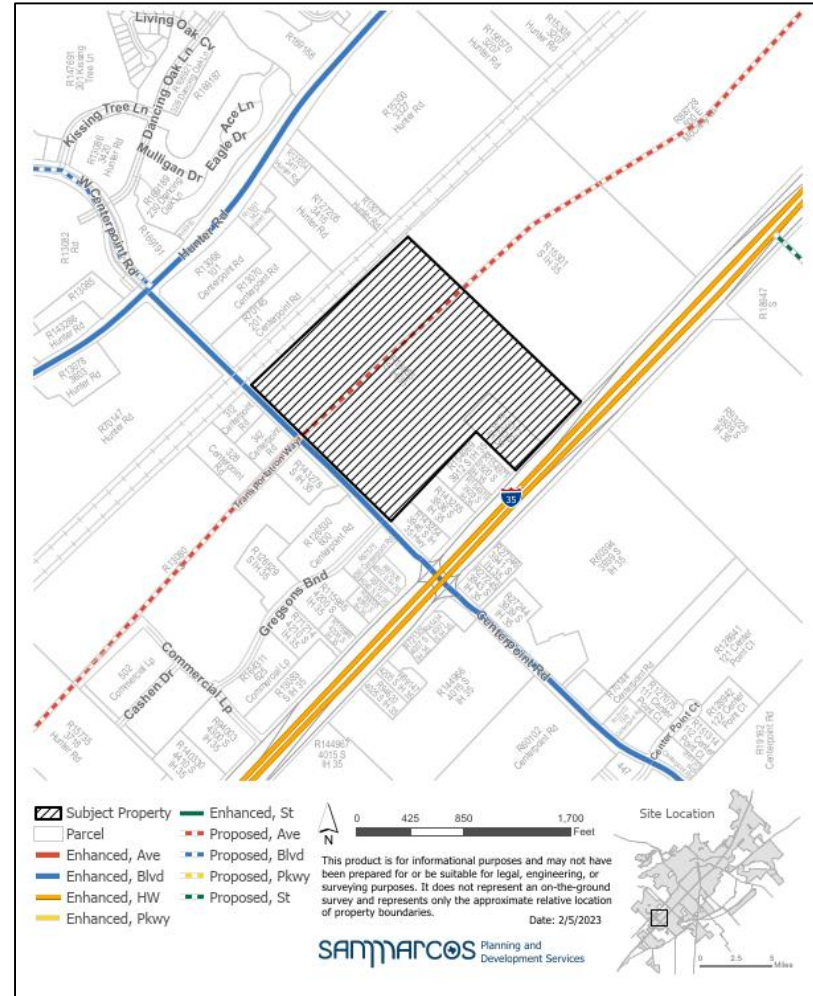
- /s located
 - Within a sensitive watershed
 - FEMA 100- & 500-year floodplains
- Not located
 - Over significant slopes
 - Within Edwards Aquifer Transition zone





Infrastructure

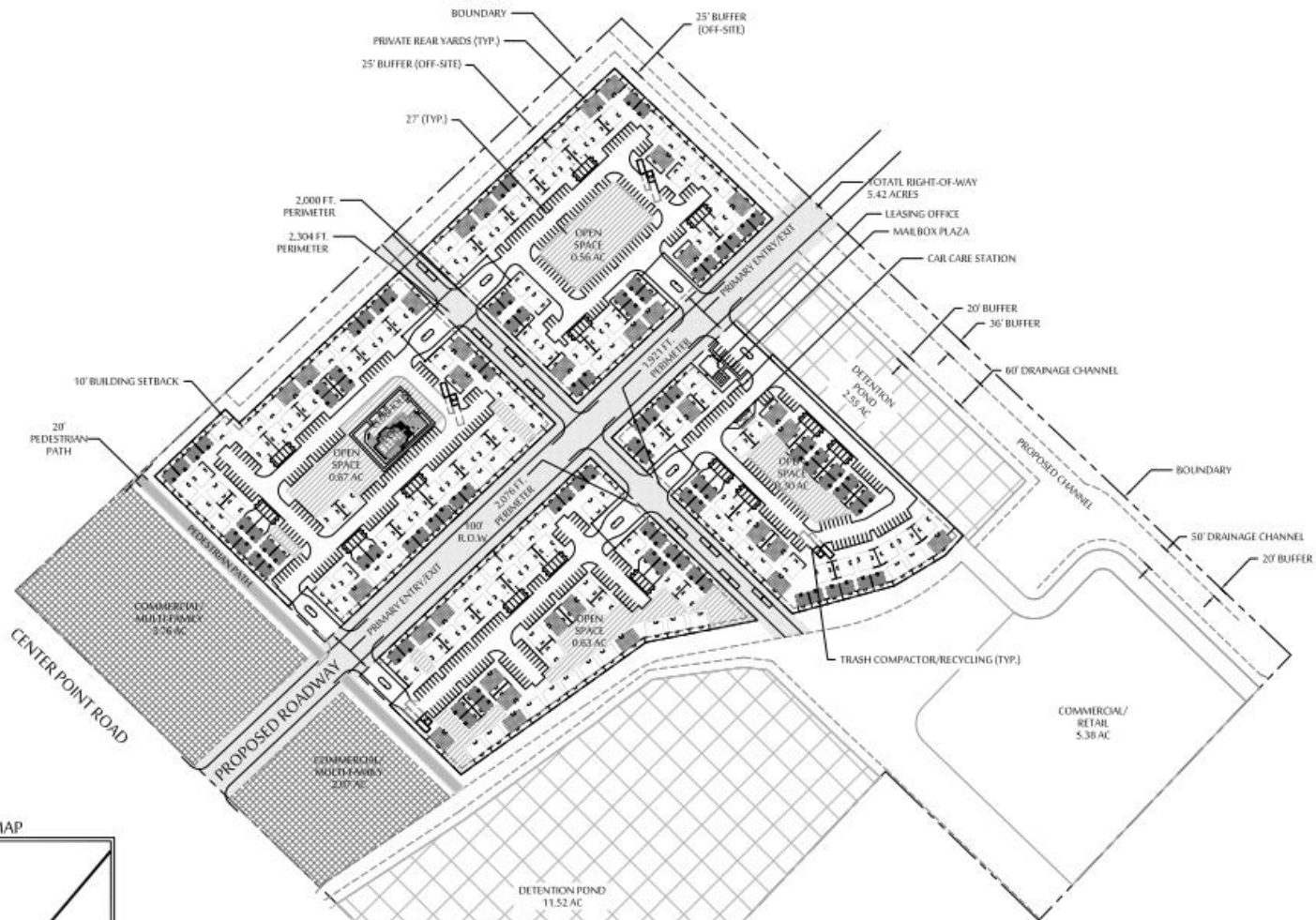
- **Streets**
 - Streetscape improvements
 - Transportation master plan
 - Block perimeter (2,000')
 - Bicycle & sidewalk connections
- **Utilities**
 - City of San Marcos water, wastewater, and electric



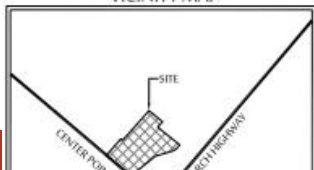


Recommendation

- Staff recommends approval of ZC-23-03 as presented.



VICINITY MAP





Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Existing Zoning: Light Industrial (LI)	Proposed Zoning: Character District – 5 (CD-5)
Zoning Description	The 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.	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 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)	Primarily Industrial with some commercial and public/institutional (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location	No location standards	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use	Depends on use. For example, warehouse and distribution uses require 1 space for each 2,000 square feet of gross floor area excluding office space, which shall be calculated separately depending on office use.	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	Residential uses are not allowed	N/A
Occupancy Restrictions	N/A	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	20' minimum front, side, and rear	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	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	30%	80%	100%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	Minimum 7,000 sq ft lot area, Minimum 70 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 50' on center average, 7' planting area.	Minimum 7,000 sq ft lot area, Minimum 70 ft lot width	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	No block perimeter required	5,000 ft. block perimeter max	2,000 ft. block perimeter max