



Public Hearing

ZC-24-10

South End S Stagecoach Trail LI to CD-4

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) to Character District-4 (CD-4) or, subject to consent of the owner, another less intense zoning district classification, for approximately 56.76 acres out of the J.M Veramendi League, No.1, generally located west of the Union Pacific Railroad between the southwestern end of Gravel Street and S Stagecoach Trail. (J. Cleary)



Property Information

- Approximately 57 acres
- Located between Gravel Rd and S Stagecoach Trail, next to the Hays County Government Center.
- Located within City Limits

ZC-24-10

South End S Stagecoach Trail CD-4
800BLK S Stagecoach Trail

Notification
Map



- ▨ Subject Property
- 400ft Buffer
- Parcel



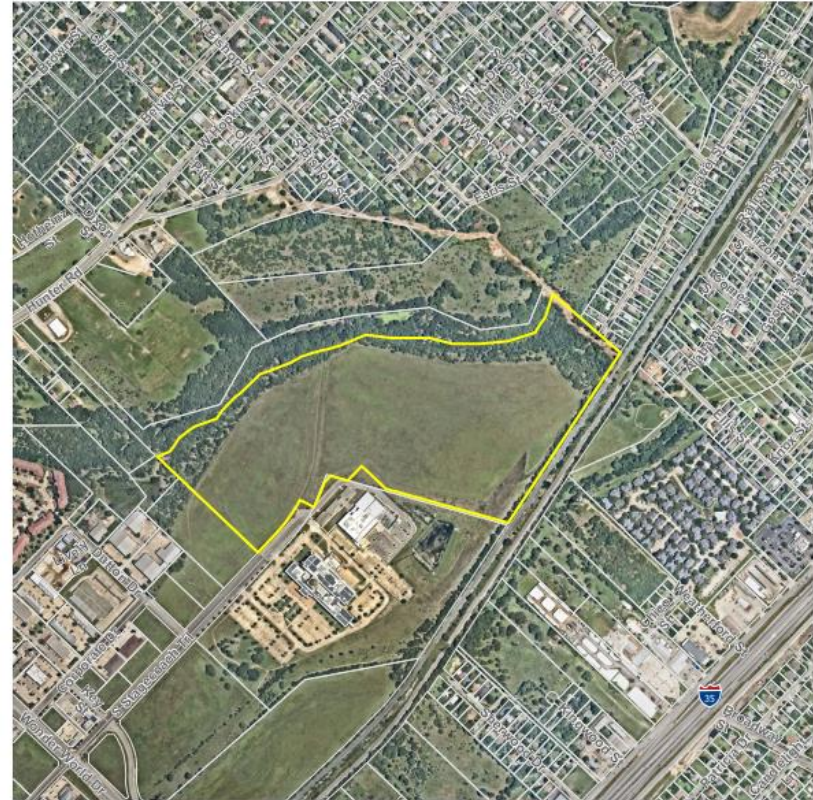
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Date: 10/11/2024





Context & History

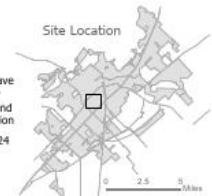
- Currently Vacant
- Surrounding Uses
 - Hays County Government Center
 - Residential
 - Vacant/ Open Space
 - Railroad



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SAN MARCOS Planning and Development Services



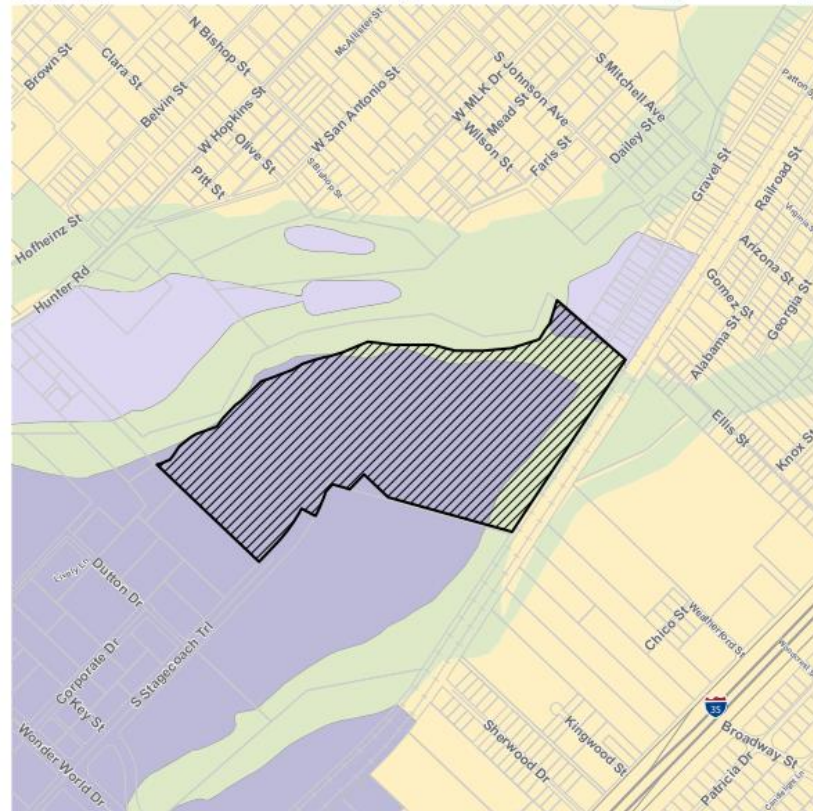
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Comprehensive Plan Analysis

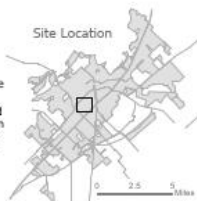
Step 1: Where is the property located on the Comprehensive Plan?

- 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-4” (CD-4) within a “Medium Intensity” and “Open Space” 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





Comprehensive Plan Analysis (VISION SMTX ++)

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

“CD-4” Character District-4 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) to “Character District-4” (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

- Variety of Residential Uses with Limited Commercial or Mixed Use on the Corners
- Cottage, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, Civic
- Residential, Public, and Limited Commercial Uses
- No specific uses proposed by applicant at this time.

CD-4

SECTION 4.4.3.4 CHARACTER DISTRICT - 4





GENERAL DESCRIPTION		
The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.		

DENSITY		
Impervious Cover	80% max.	

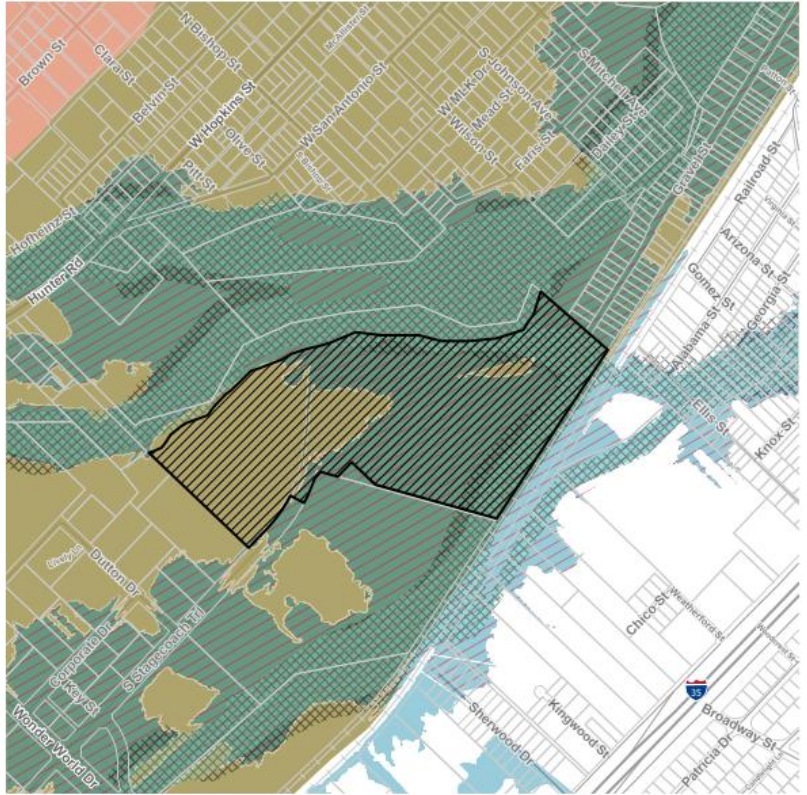
TRANSPORTATION		
Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

BUILDING TYPES ALLOWED	
Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15



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.

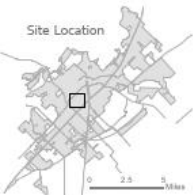


- ▨ Subject Property
- Railroad
- ▭ Parcels
- Water Quality Zone
- Water Quality Zone Buffer
- Floodway
- 100 Year Floodplain
- Recharge Zone
- Transition Zone
- Interstate
- Major
- Minor



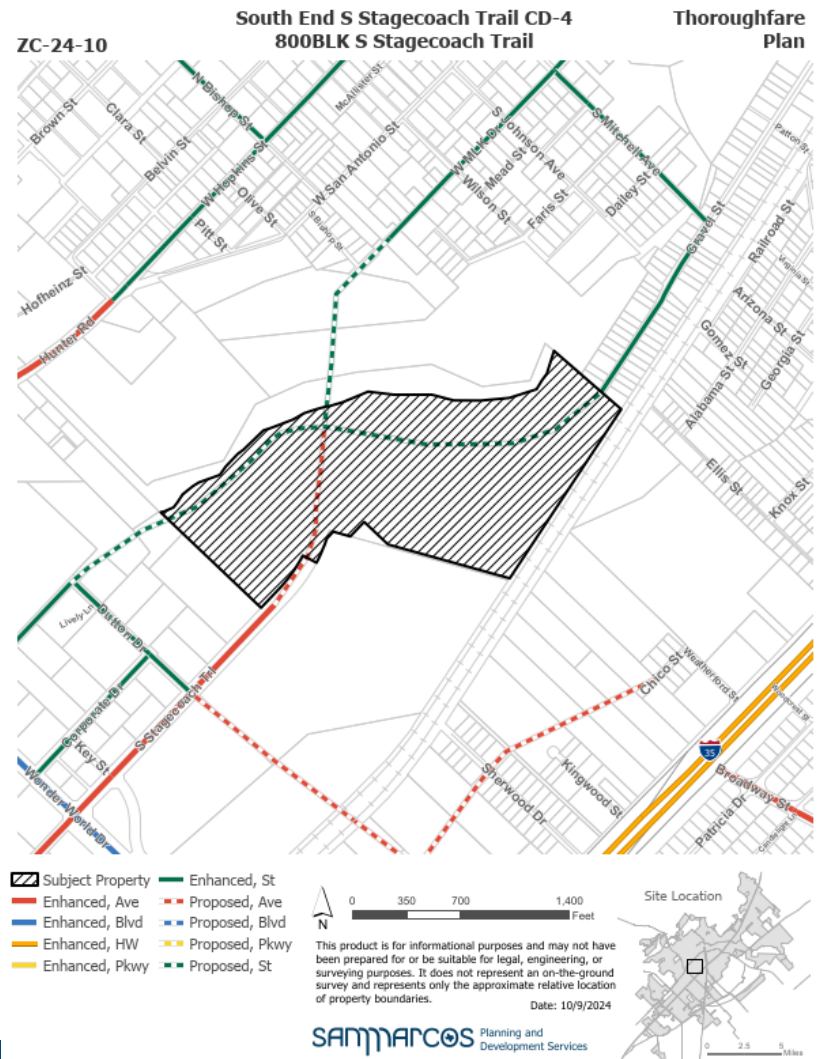
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Infrastructure

- **Streets**
 - Transportation Master Plan - 2 thoroughfares required.
 - Block perimeter (2,400 feet)
 - Bicycle & Sidewalk connections
- **Utilities**
 - City of San Marcos Water / Wastewater
 - City of San Marcos Electric



Recommendation



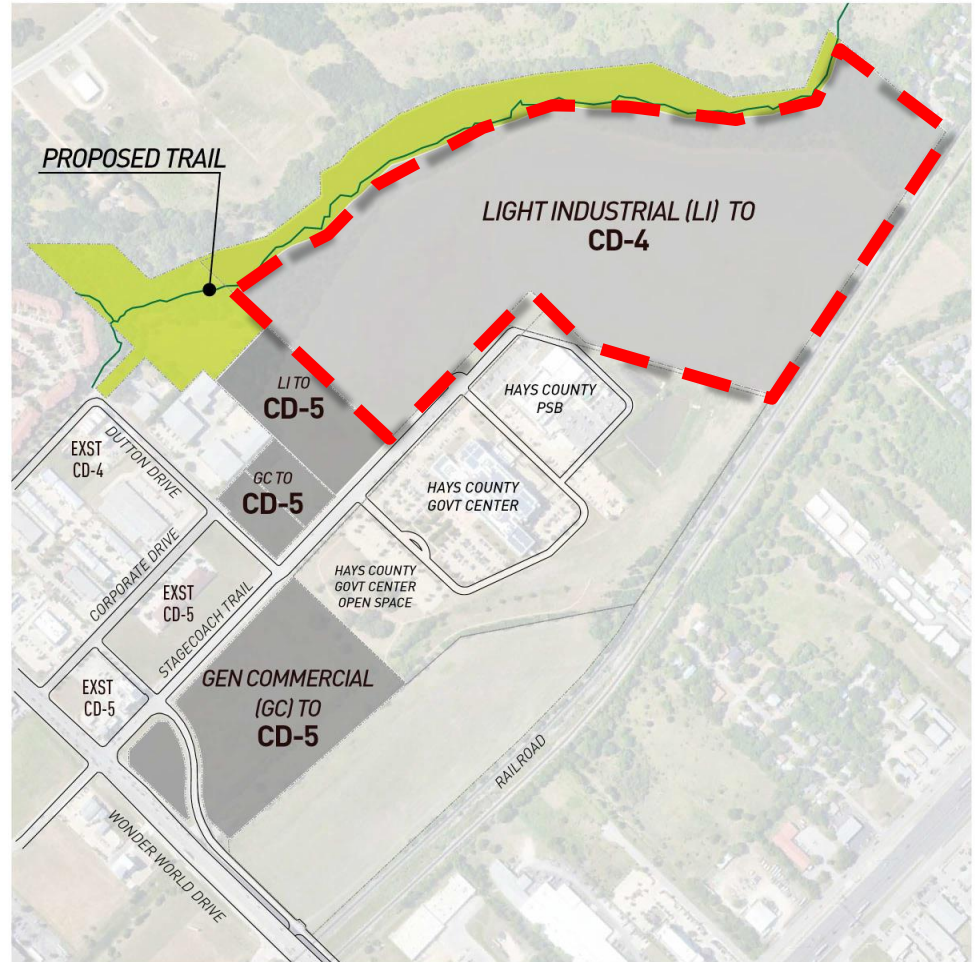
- Staff recommends approval of ZC-24-10 as presented.

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)	Proposed Zoning: Character District – 4 (CD-4)
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 CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners.
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 Land Use Matrix)	Residential, limited Commercial, limited Office. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd Layer
Parking Standards	Depends on use.	Dependent upon use.
Max Residential Units per acre	N/A - Residential uses are not allowed	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	4 stories	3 stories
Setbacks	20' minimum front, side, and rear	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	80%	80%
Lot Sizes	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	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. Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area
Blocks	5,000 ft. Block Perimeter max	2,400 ft. Block Perimeter Max