



Public Hearing

ZC-25-06

The Rivers CD-4 to CD-5

Consider approval of Ordinance 2025-22, on the second of two readings, amending the Official Zoning Map of the city in Case No. ZC-25-06 by rezoning approximately 26.77 acres of land generally located on East McCarty Lane south of the intersection between Rattler Road and East McCarty Lane from Character District-4 (CD-4) to Character District-5 (CD-5), or subject to consent of the owner, another less intense zoning district classification; including procedural provisions; and declaring an effective date.

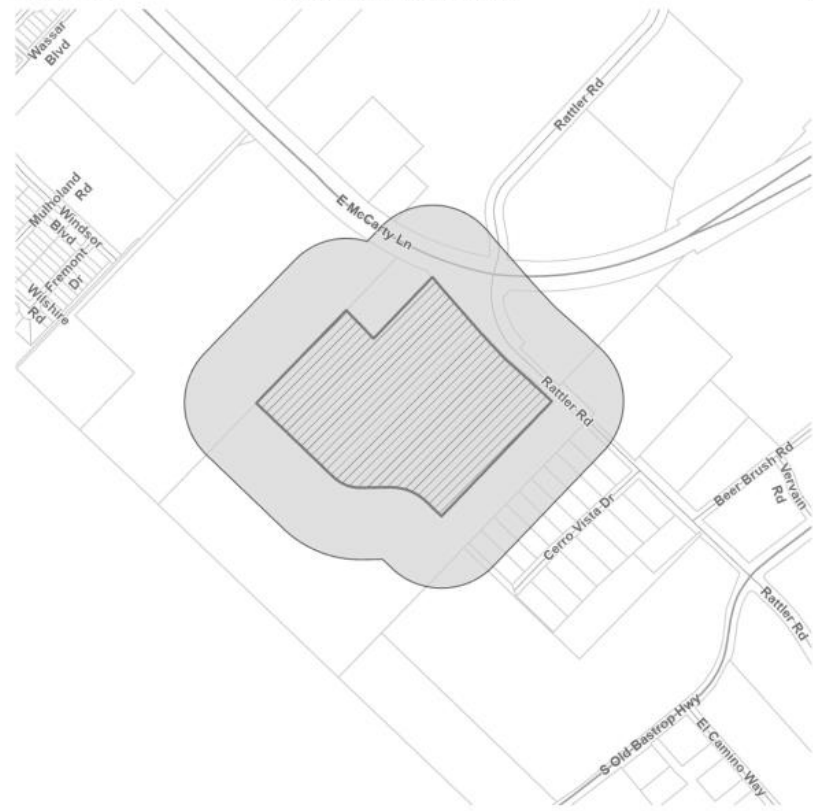
Property Information

- Approximately 26.77 acres
- Located south of the intersection between E McCarty Ln and Rattler Rd.
- Located within City Limits

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The Rivers CD-4 to CD-5
Rattler Rd / E McCarty Ln

Notification Map

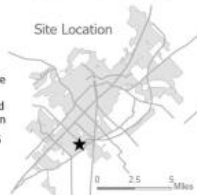


400ft Buffer
Subject Property

0 300 600 1,200 Feet

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Date: 4/24/2025

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Context & History

- Currently Vacant
- Surrounding Uses
 - Residential
 - Light Industrial
 - Vacant
- Chapter 380 economic incentive agreement currently being negotiated separately.

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Rattler Rd / E McCarty Ln

Aerial



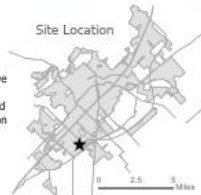
ETJ
Subject Property
Parcel



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Date: 4/4/2025

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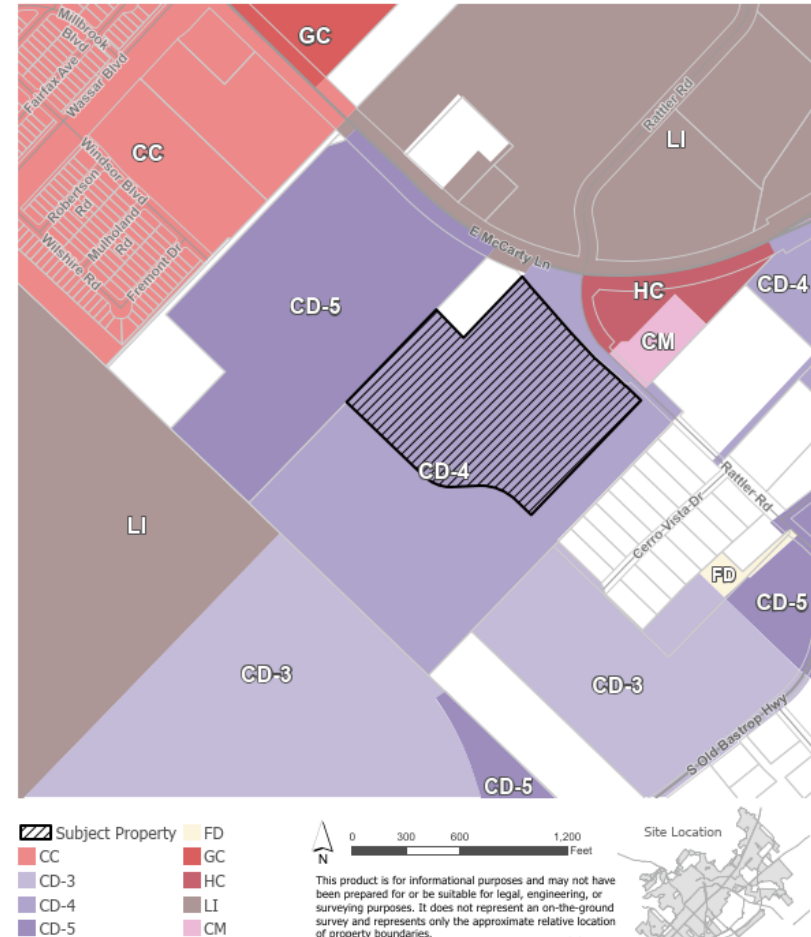
Context & History

- Existing Zoning:
Character District - 4 (CD-4)
 - Allows for variety of residential uses and limited commercial uses at corners.
- Proposed Zoning:
Character District - 5 (CD-5)
 - Allows for a variety of uses including multi-family, mixed use, office and retail.

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The Rivers CD-4 to CD-5
Rattler Rd / E McCarty Ln

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 (East Village)
- *“The East Village, located east of IH-35, is intended to provide access to amenities and services for residents of the area. The proposed higher intensity mixed-use activity center will help alleviate development pressures by capturing and accommodating a large portion of the future housing and employment needs.” (VisionSMTX)*

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The Rivers CD-4 to CD-5
Rattler Rd/ E McCarty Lane

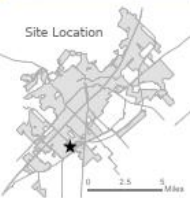
Preferred Scenario Map



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Date: 4/3/2025

SAMMARCO Planning and Development Services



East Village/ Second City Center Area Plan Update



- Outreach to date:
 - Public meetings at Bowie Elementary (October 2022) and at Love of Christ Baptist Church (Jan 2023)
 - Online Survey (Nov 2022)
 - Postcards sent to residents of plan boundary and surrounding area in addition to social media outreach online.
- Plan was put on hold due to delays in Vision SMTX Comprehensive Plan adoption.
- Draft plan currently being reviewed by staff.



Public meeting/ workshop at Love of Christ Baptist Church
– Jan 2023



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

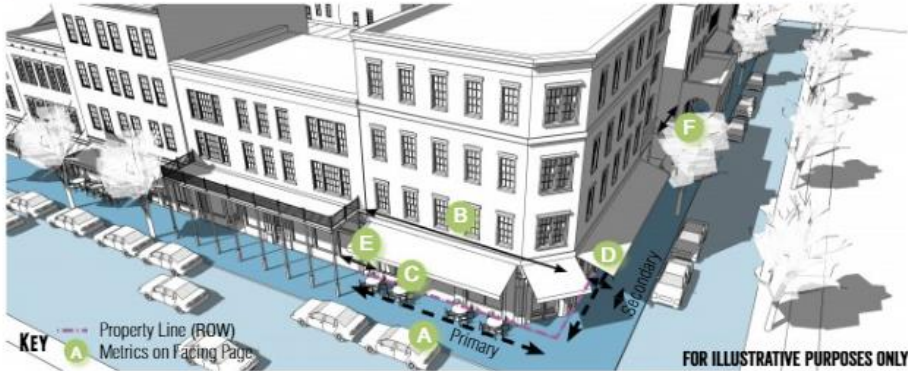
(-) = Preferred Scenario Amendment (PSA) Required




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
- Residential, commercial, and indoor/outdoor recreation proposed.

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

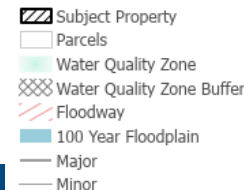
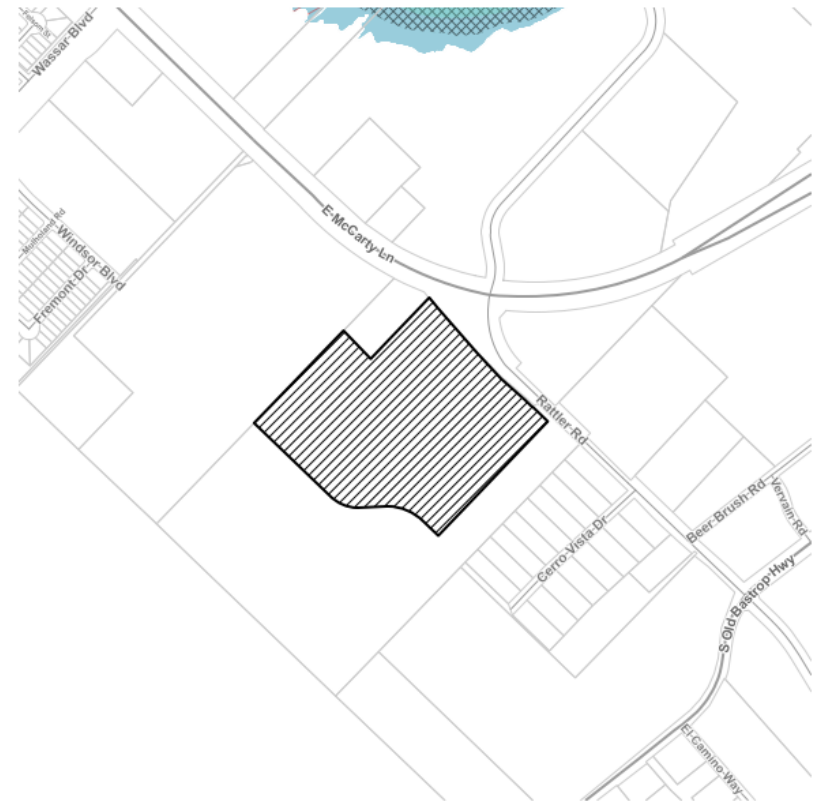
Environmental Analysis

- Not located in the 100-year floodplain or floodway.
- Not located within the Edwards Aquifer Recharge Zone, Transition Zone, or Contribution Zone.

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Environmental Features



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SAN MARCOS Planning and Development Services



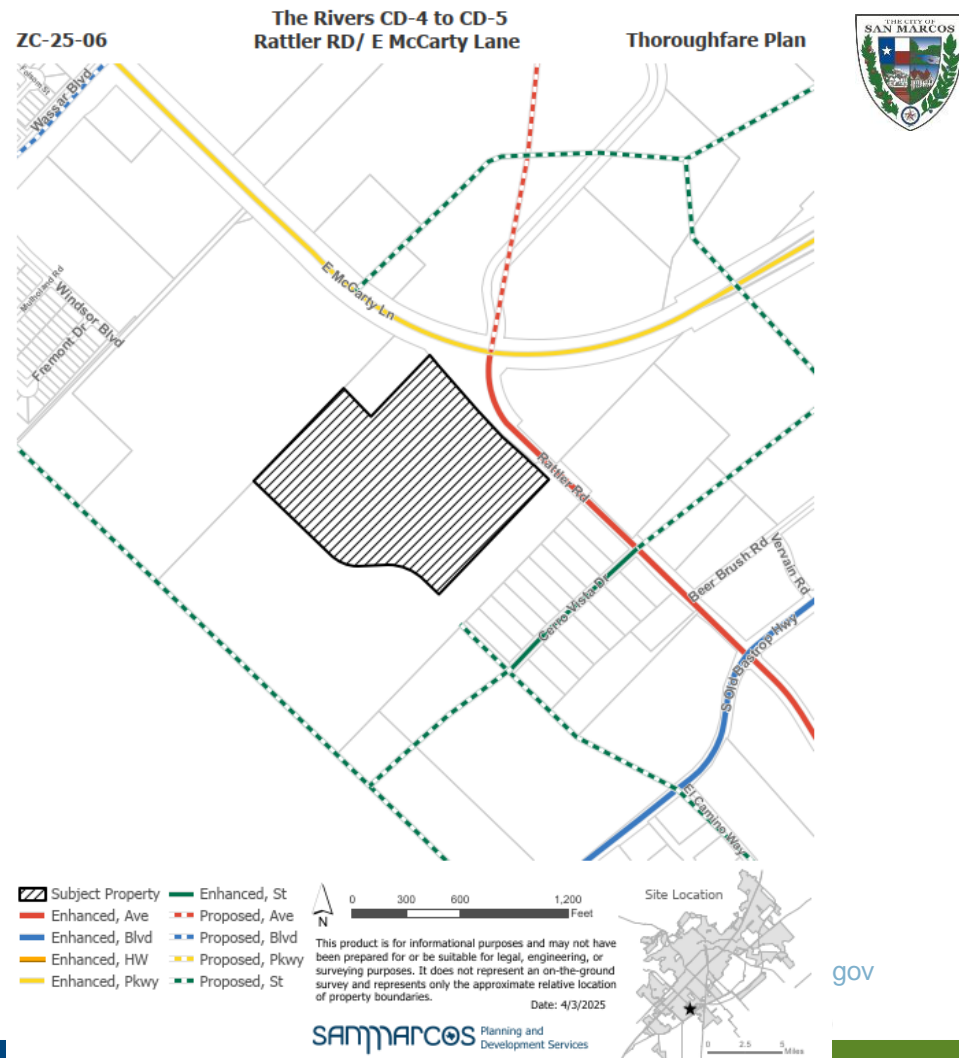
Infrastructure

- **Streets**

- Bike and pedestrian connections required along Rattler Rd and McCarty at the time of site development
- Transportation Master Plan
- Block perimeter (2,000 feet)

- **Utilities**

- City of San Marcos Water / Wastewater
- Bluebonnet Electric





Recommendation

- The Planning and Zoning Commission recommended **approval** of ZC-25-06 as presented with an 8-0 vote.
- **Discussion Topics:**
 - 380 Agreement process
 - Minimum 2 story height in CD-5 zoning
 - Plans for adjacent parcel and phasing
 - Definition of “community” to be served by project
- Staff recommended **approval** of ZC-25-06 as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Character District-4 (CD-4)	Proposed Zoning: Character District – 5 (CD-5)
Zoning 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.	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, limited Commercial, limited Office. (See <i>Land Use Matrix</i>)	Residential, Commercial, Office, etc. (See <i>Land Use Matrix</i>)
Parking Location	No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd Layer	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	N/A	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	3 stories	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	5-12' front Setback, 5' side setback, 15' rear set back.	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	80%	100%
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	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. 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	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	2,400 ft. Block Perimeter Max	2,000 ft. block perimeter max