



Public Hearing

ZC-25-09

906 Chestnut MU to CD-4

Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2025-XX amending the official Zoning Map of the City in Case ZC-25-09, by rezoning approximately 0.77 acres of land, generally located at 906 Chestnut Street, from Mixed Use (MU) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date, and consider approval of Ordinance 2025-XX on the first two readings.

- Approximately 0.77 acres
- Located at the Northern corner of Acorn Street and Chestnut Street
- Located within City Limits



Context & History

- Currently occupied by a historic age Single Family Home and accessory structures
- Surrounding Uses
 - Residential
 - Multifamily Apartments
 - Commercial Retail
 - Sessom Creek Natural Area

ZC-25-09

906 Chestnut St- Zoning Change

Aerial Map



Subject Property
Parcel

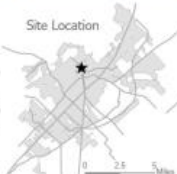


0 50 100 200 Feet

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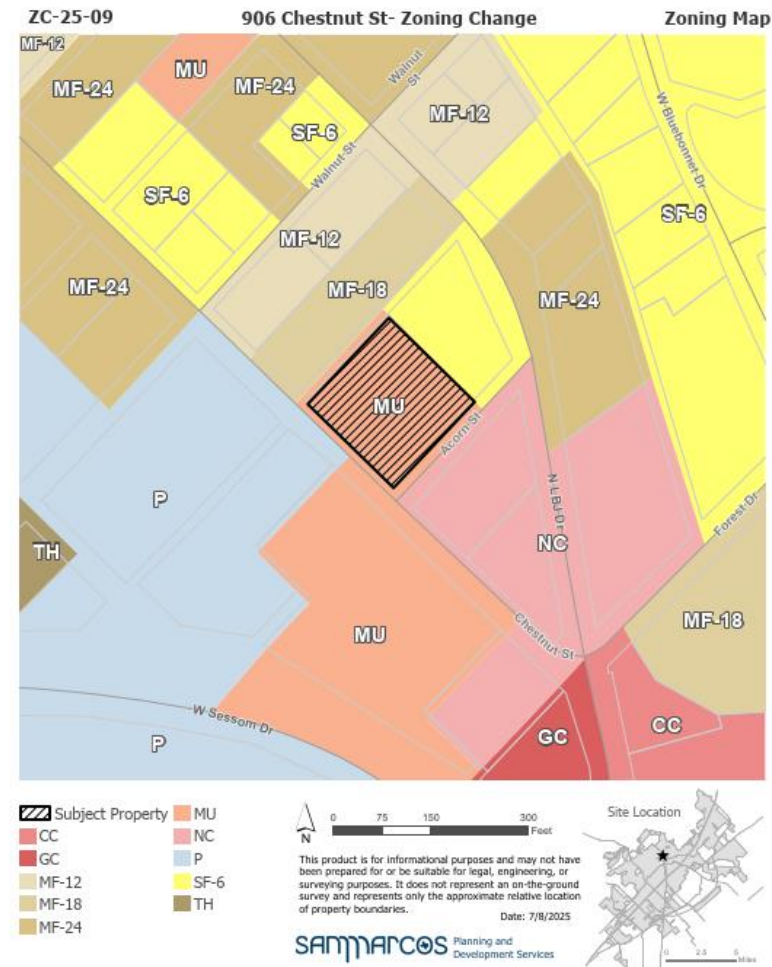
Date: 6/20/2025

SAN MARCOS Planning and Development Services



Context & History

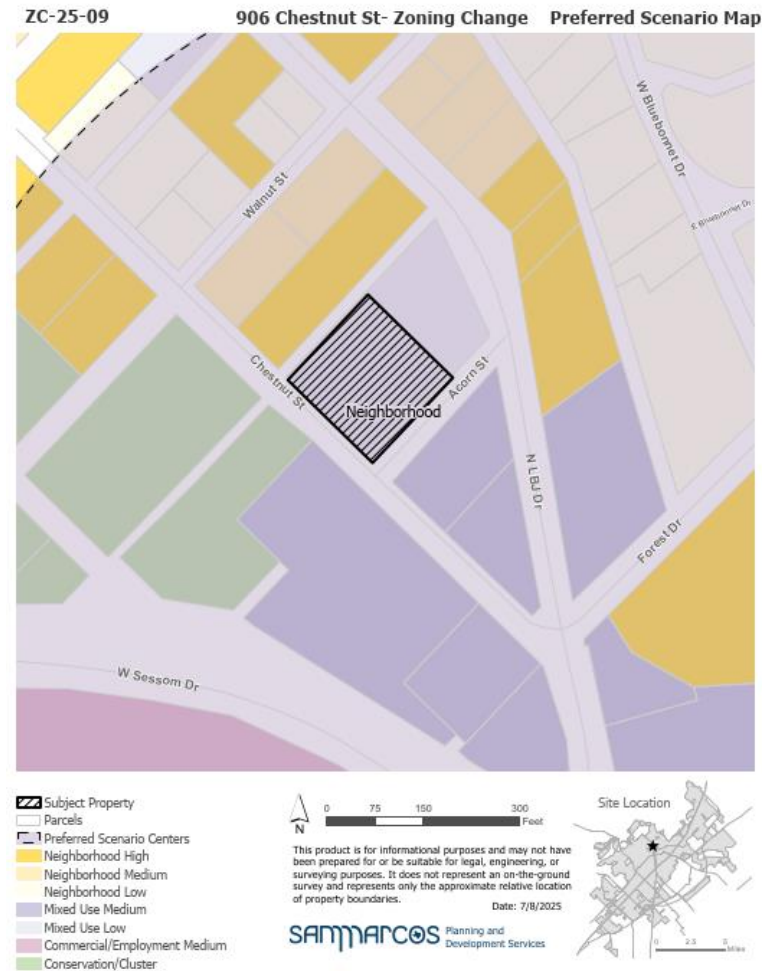
- Existing Zoning:
Mixed Use (MU)
 - Allows for a variety of commercial uses and limited residential uses.
- Proposed Zoning:
Character District-4 (CD-4)
 - Allows for variety of residential uses and limited commercial uses at corners.



Comprehensive Plan Analysis (Vision SMTX)

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

- **Existing Preferred Scenario:** Mixed Use Low
- “These areas are characterized by smaller commercial centers that are walkable and typically in or near neighborhoods so residents have convenient, safe, and equitable access to services. They should be distributed throughout the city, such as along corridors and near major intersections.” (Vision SMTX)





Comprehensive Plan Analysis (Vision SMTX)

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

Character District-4 within Mixed Use Low

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*	C*
Special Districts	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

- 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
- Small Multifamily Apartments proposed

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.

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

DENSITY

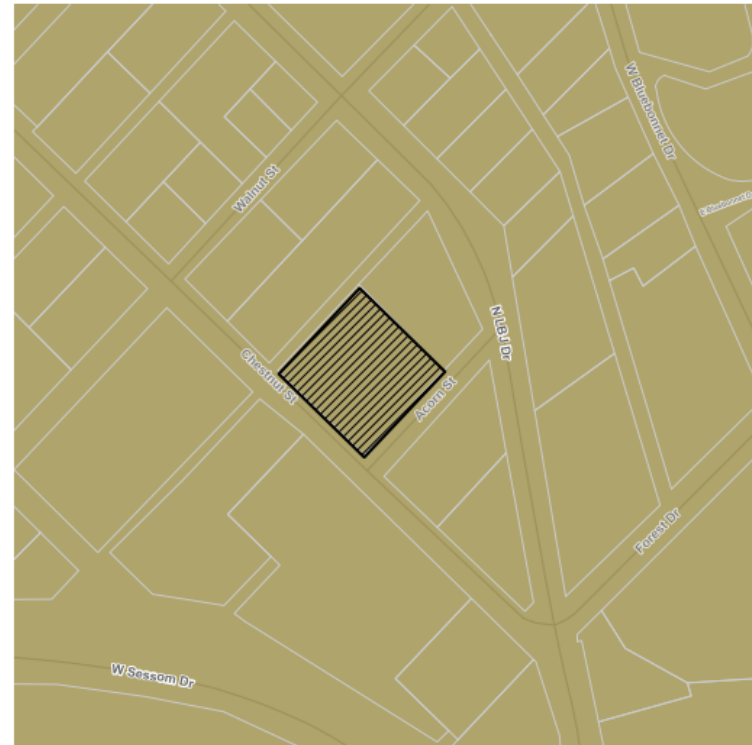
Impervious Cover	80% max.
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TRANSPORTATION

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

Environmental Analysis

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



- Subject Property
- Parcels
- Transition Zone
- Major
- Minor



0 75 150 300 Feet

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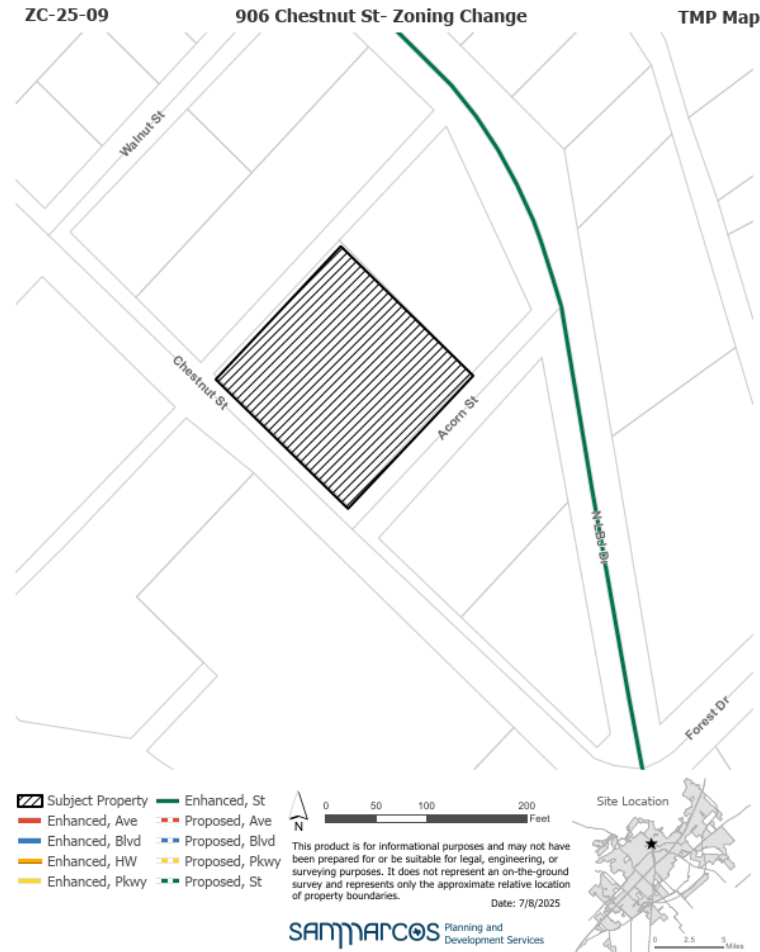
Date: 7/8/2025

SAMMARCOS Planning and Development Services



Infrastructure

- **Streets**
 - Streetscape Type: Conventional
 - Block perimeter (3,000 feet)
- **Utilities**
 - City of San Marcos Water, Wastewater, and Electric





Recommendation

Planning and Zoning Commission recommended approval of ZC-25-09 as presented with a 9-0 vote.

- **Discussion Topics:**
 - Historic Preservation
 - Zoning Notification Requirements

Staff recommends **approval** of ZC-25-09 as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Mixed Use (MU)	Proposed Zoning: Character District – 4 (CD-4)
Zoning Description	The Mixed Use District on tracts of one acre or less, is intended to permit small-scale mixed-use buildings that have residential units above retail or office uses, especially on existing residential use properties.	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	Residential, loft apartments, limited Commercial, offices (See <i>Land Use Matrix</i>)	Residential, limited Commercial, limited Office. (See <i>Land Use Matrix</i>)
Parking Location	No location standards	No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd Layer
Parking Standards	Dependent on use.	Dependent upon use.
Max Residential Units per acre	5-5	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	25' minimum front, 15' secondary street, 7.5' side, and 5' rear.	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	60%	80%
Lot Sizes	Minimum 6,000 sq ft lot area, Minimum 50 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. 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	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	3,000 ft. Block Perimeter max	2,400 ft. Block Perimeter Max