



Public Hearing

ZC-25-15

1537 Post Rd SF-6 to CD-4

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2026-XXX, amending the Official Zoning Map of the City by rezoning approximately 0.294 acres of land generally located on the western side of Post Road approximately 100 ft southwest of the intersection between Post Road and Uhland Road, from Single Family-6 (SF-6) 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 2026-XXX on the first of two readings.

Property Information

- Approximately 0.3 acres
- Located on Post Rd near the intersection with Uhland Rd.
- Located within City Limits

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Notification Map



- 400ft Buffer
- Subject Property
- Parcel



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Date: 12/19/2025

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Context & History

- Currently contains one single family structure
- Surrounding Uses
 - Residential
 - Open Space
 - Railroad
- Adjacent lots zoned CD-4 in February 2025 (Ord. 2025-02)

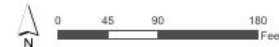
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Aerial



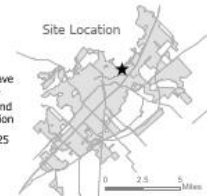
- Subject Property
- Parcel
- ETJ



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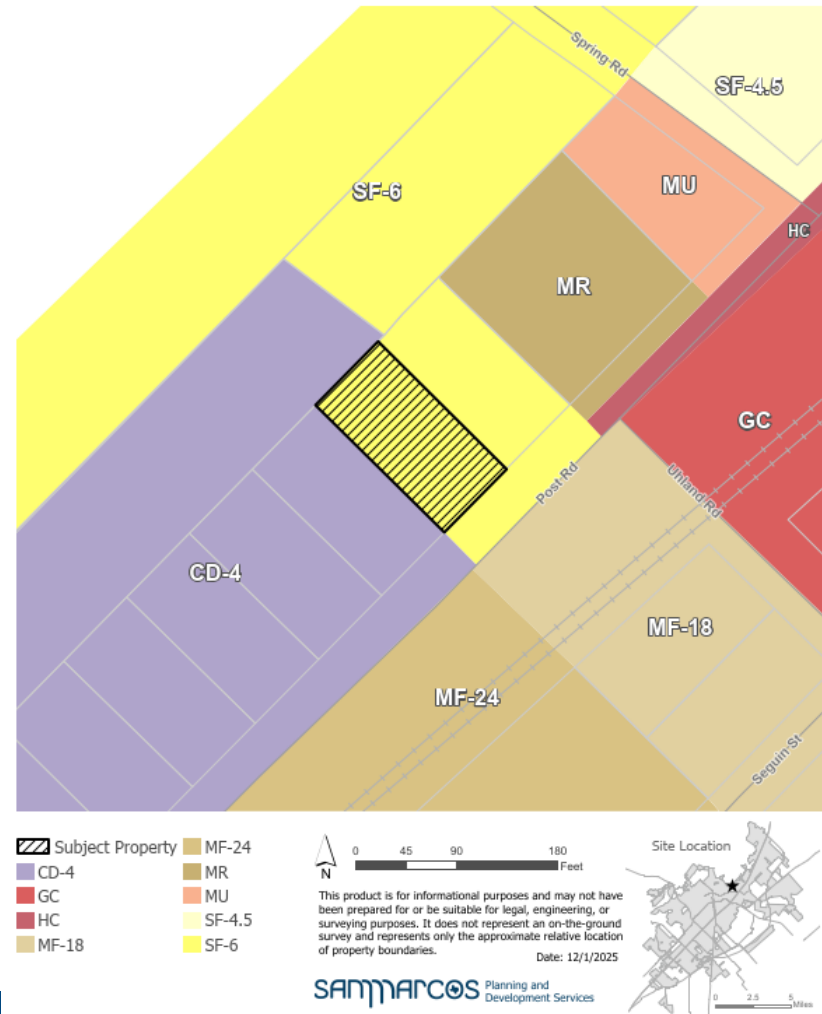
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Context & History

- Existing Zoning:
Single Family-6 (SF-6)
 - Allows single family homes, ADUs, limited home occupations and civic uses
- Proposed Zoning:
Character District-4 (CD-4)
 - Allows for Variety of Residential Uses and Limited Commercial Uses at Corners



Comprehensive Plan Analysis

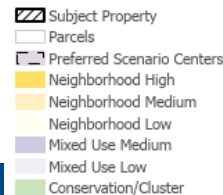
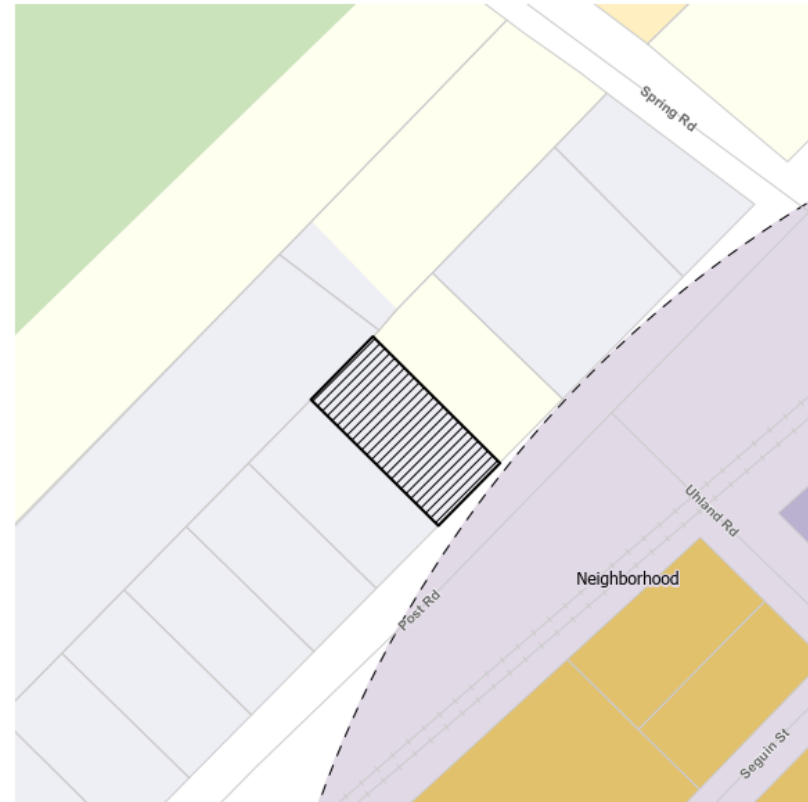
Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Mixed Use – Low
- *“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.” - VisionSMTX*

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Preferred Scenario



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Comprehensive Plan Analysis

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

“CD-4” Character District-4 within a “Mixed Use-Low” Place Type

Development Code Zoning Classifications :: Vision SMTX Comprehensive Plan Place Types

		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	-	-	
	PA	-	C*	-	-	-	C*	C*	C*	C*	C*

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
- Multifamily 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.

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

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

- Located within the Edwards Aquifer Transition Zone.
- Not located within the 100-year floodplain or floodway
- Not located within the San Marcos River Corridor or River Protection Zone.



- ▨ Subject Property
- Railroad
- Parcels
- 100 Year Floodplain
- Recharge Zone
- Transition Zone
- Minor



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Infrastructure

• Streets

- Conventional Streetscape
- Block perimeter (2,400 feet)
- Improved bicycle & sidewalk connections required along Post Rd at time of site development

• Utilities

- City of San Marcos Water / Wastewater/ Electric





Recommendation

- Staff recommended **approval** of ZC-25-15 as presented.
- At their January 13, 2026 meeting, the Planning and Zoning Commission voted 8-0 to **recommend approval** of ZC-25-15.

Zoning District Comparison Chart



Topic	Existing Zoning: Single Family - 6 (SF-6)	Proposed Zoning: Character District – 4 (CD-4)
Zoning Description	The SF-6 district is intended to accommodate single family detached houses with a minimum lot size of 6,000 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.	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 (single-family), accessory dwelling units, home occupations and civic (<i>See Land Use Matrix</i>)	Residential, limited Commercial, limited Office. (<i>See 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	Depends on use. 2 spaces per dwelling unit required for Single Family attached/ detached structures.	Dependent upon use.
Max Residential Units per acre	5.5	N/A
Occupancy Restrictions	Yes (see Section 5.1.4.2)	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	3 stories
Setbacks	20' minimum front, side, and rear	5-12' front Setback, 5' side setback, 15' rear set back.
Impervious Cover (max)	50%	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.	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