



# Public Hearing

## AC-24-02

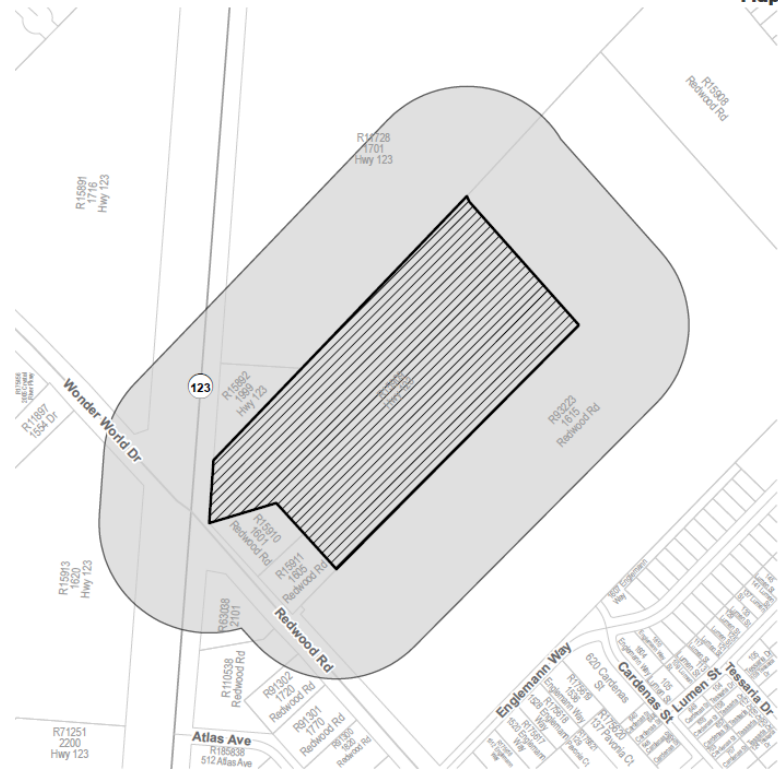
### Business Name

AC-24-02 (San Marcos Courtyard Villas Block Perimeter) Hold a public hearing and consider a request by ViewPoint Engineering, on behalf of John Haberer, for an Alternative Compliance to the requirements in Section 3.6.2.1. (Block Perimeter) of the San Marcos Development Code to allow the block perimeter within a CD-5 development to be greater than 2,000 feet, located at 1799 HWY 123. (K. Buck)

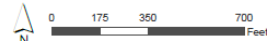


# Property Information

- Approximately 18.356 acres
- Located on the Northeast corner of Redwood Road and HWY 123



- ▨ Subject Property
- 400ft Buffer
- Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Date: 3/4/2024

**SAN MARCOS** Planning and  
Development Services



stx.gov



# Context & History

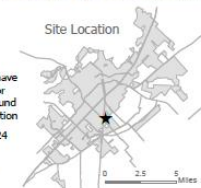
- Currently: Vacant
- Surrounding Uses
  - Retirement Community
  - Multi-family Apartments
  - Gas Station
- In December of 2023, City Council approved the Annexation & Zoning to CD-5 for this property



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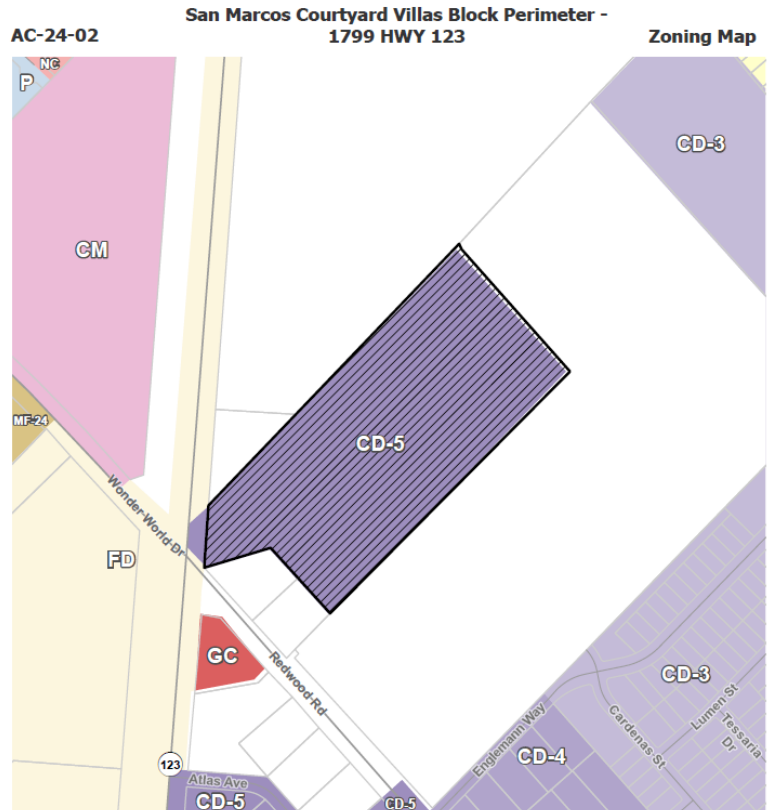


[stx.gov](http://stx.gov)



# Context & History

- Existing Zoning: Character District-5 (CD-5)
- Proposed Use: Multi-family



	Subject Property		MF-24
	CD-3		NC
	CD-4		P
	CD-5		SF-4.5
	FD		CM
	GC		



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Date: 3/7/2024

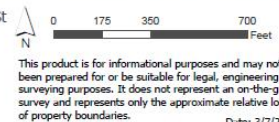
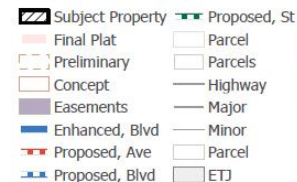


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[ircostx.gov](http://ircostx.gov)

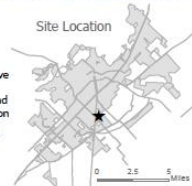
# Existing Constraints

- Development must meet the **block maximum** required during platting
  - 2,000 feet within CD-5 Zoning
- A block must be bound by an improved public right-of-way, not including an alley. It can be extended up to 50% (3,000ft) using a pedestrian passage (10' path with 20' Public Access Easement)
- Applicant is requesting to waive the maximum block perimeter requirement and extend to approx. 2,414 feet
- Constraint:
  - Existing development along North & East boundary

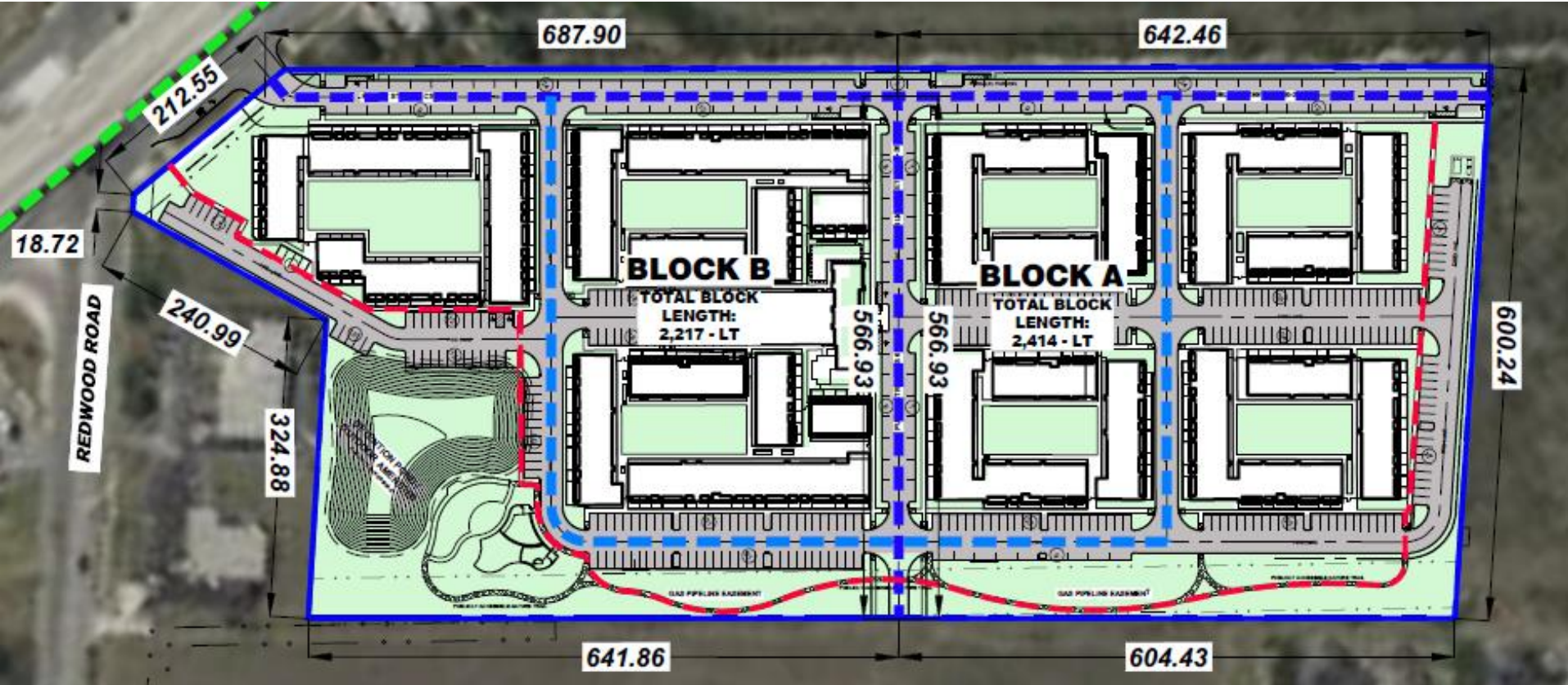


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# Block Measurements

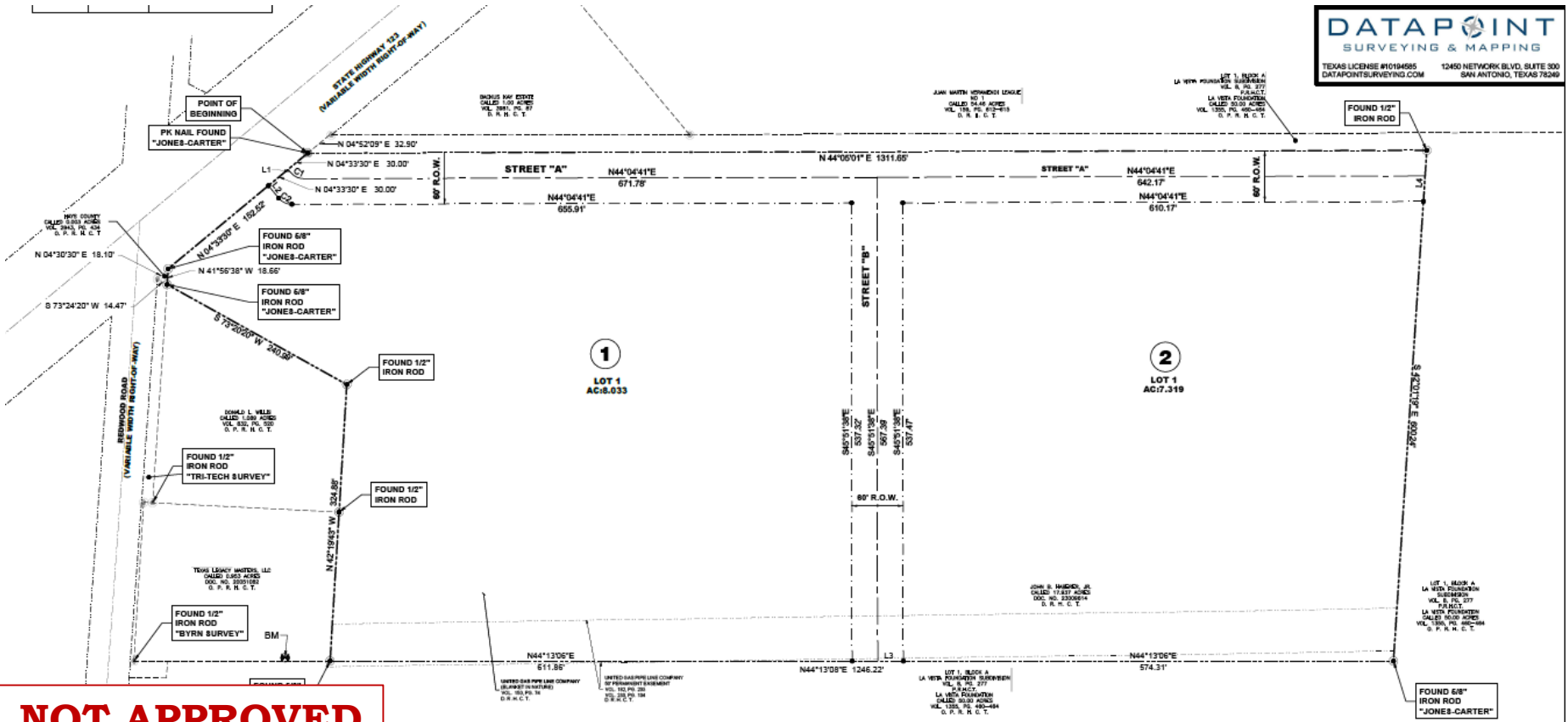


# Proposed Plat



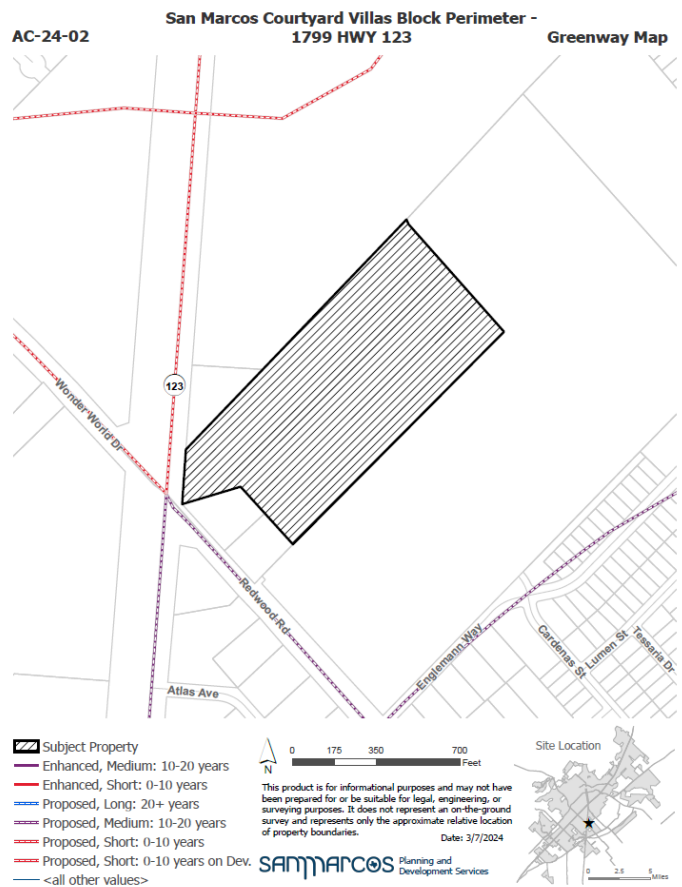
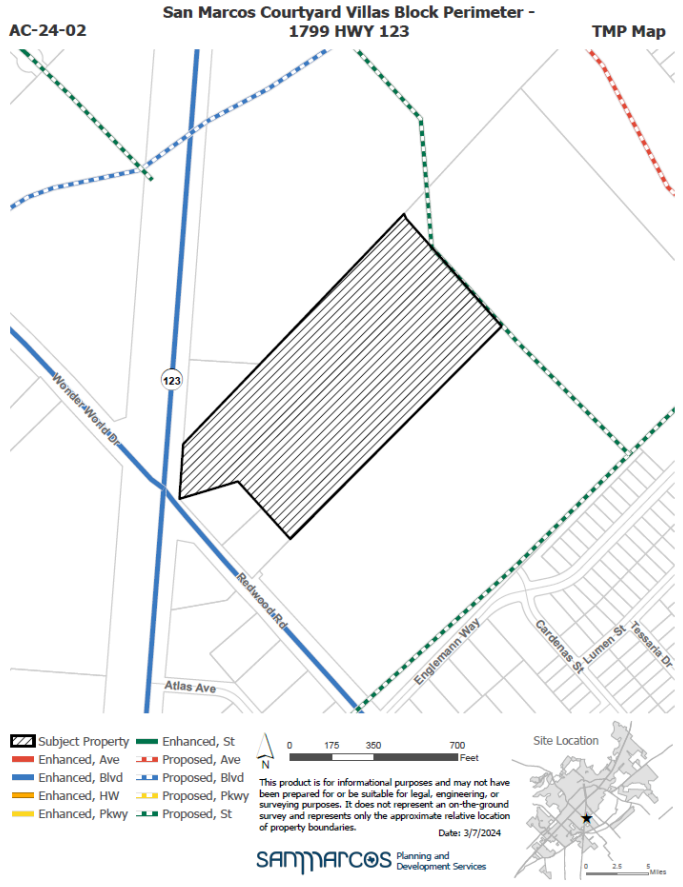
**DATAPOINT**  
SURVEYING & MAPPING

TEXAS LICENSE #1019485 12450 NETWORK BLVD, SUITE 300  
DATAPOINTSURVEYING.COM SAN ANTONIO, TEXAS 78249



**NOT APPROVED**

# Thoroughfare Maps







# Recommendation

Staff recommends approval of AC-24-02 with the following conditions:

1. A minimum 6' shared use path/sidewalk shall be provided to connect the proposed publicly accessible nature trail to the proposed greenway along HWY 123; and
2. A minimum 6' shared use path/sidewalk shall be provided along the North property line to connect the proposed publicly accessible nature trail to the proposed Right of Way adjacent the West property line; and
3. All sidewalks within the development and along all dedicated right-of-way in relation to this development must be a minimum of 6' in width; and
4. A minimum 10' wide concrete path shall be constructed along the East property line; and
5. The proposed center public street "B" shall be extended to the property line on the East.