



# **Public Hearing**

## **ZC-23-17**

### **Achieve Apartments / FD to CD-5**

Hold a public hearing and consider a request by Luke Caraway, on behalf of John Haberer, for a zoning change from “FD” Future Development to “CD-5” Character District - 5 or, subject to consent of the owner, another less intense zoning district classification, for approximately 17.937 acres of land out of the Barnett K. Kane Survey, Abstract No. 281, generally located at the northeast corner of the Hwy 123 and Redwood Rd intersection. (W. Rugeley)



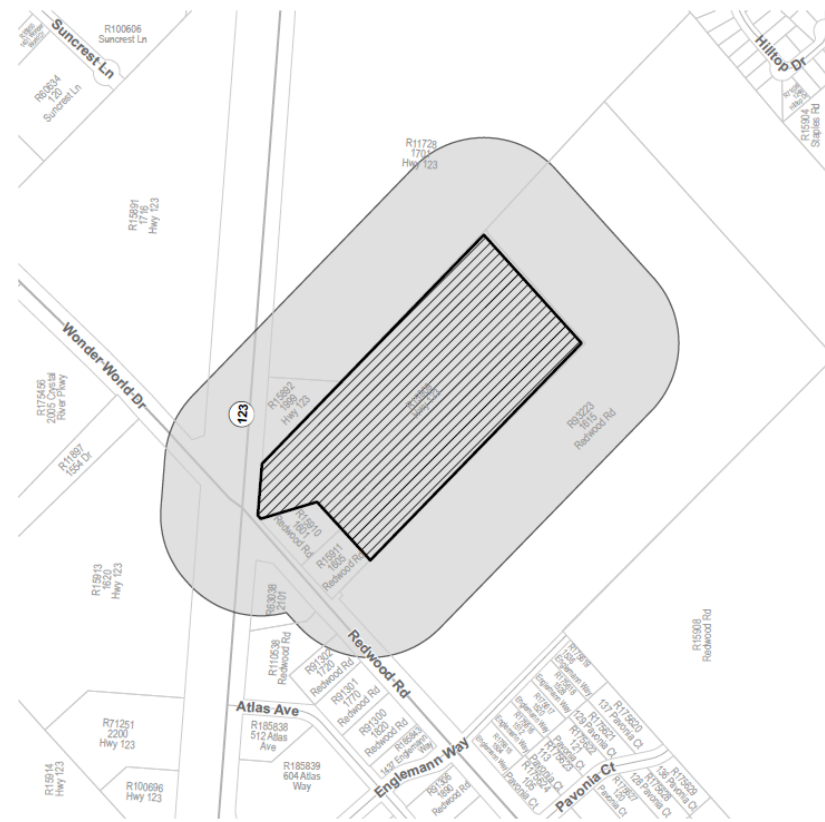
# Property Information

- Approximately 18 acres
- NE corner of the Hwy 123 and Redwood Rd intersection
- Located within ETJ, annexation concurrently considered by City Council

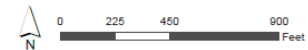
ZC-23-17

Achieve Apartments - Hwy 123 & Redwood Rd.

400ft Buffer



- Subject Property
- Parcel
- 400ft Buffer



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Date: 6/30/2023





# Context & History

- Currently vacant
- Surrounding uses
  - Medical office
  - Single family residential

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Achieve Apartments - Hwy 123 & Redwood Rd

Aerial Map

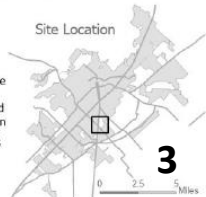


- Subject Property
- Parcel
- City Limit



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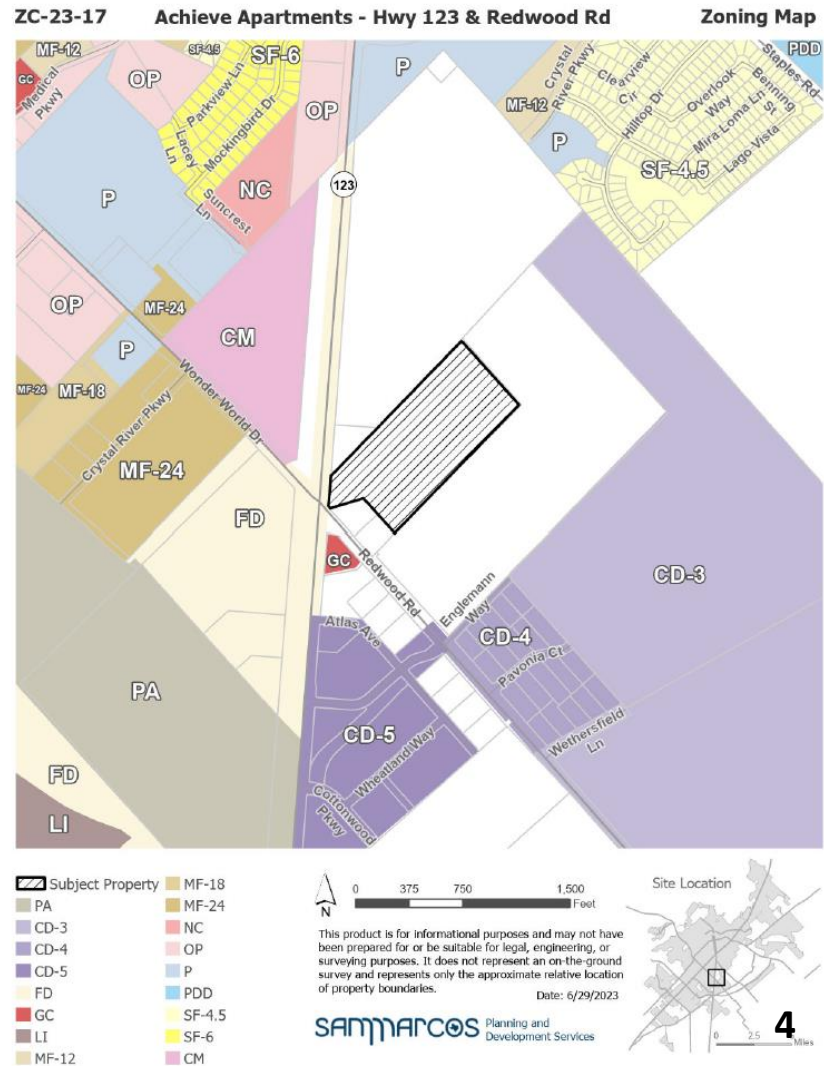
Date: 6/29/2023





# Context & History

- Existing Zoning:  
Outside City Limit (ETJ)
- Proposed Zoning:  
Character District-5 (CD-5)
  - Allows for mixed uses & encourages walkability





# Comprehensive Plan Analysis

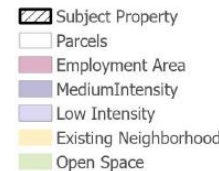
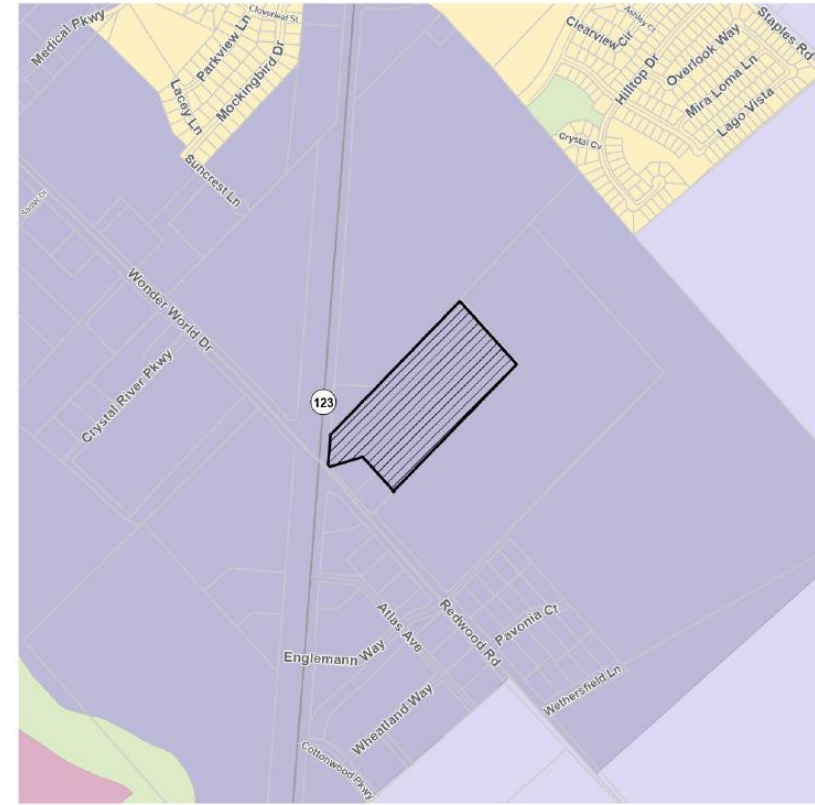
## Step 1: Where is the property located on the Comprehensive Plan?

- Existing Preferred Scenario: Medium Intensity Area
- “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)

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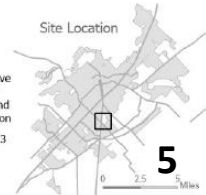
Achieve Apartments - Hwy 123 & Redwood Rd

Preferred Scenario Map



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SAN MARCOS Planning and Development Services





# Comprehensive Plan Analysis

**Step 2:** Is the request consistent with the Comprehensive Plan / District Translation Table?

## Character District-5 (CD-5) within a “Medium Intensity Zone”

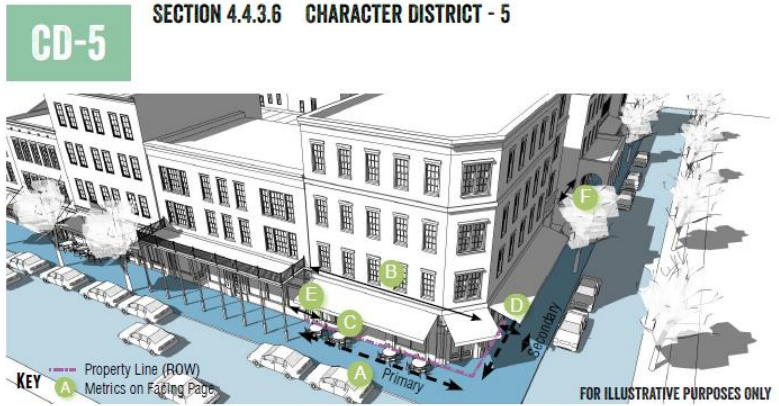
**TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION**

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
<b>Character Districts</b>	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



# Zoning Analysis

- Promotes mixed use and pedestrian-oriented activity
- Accessory dwelling, townhouse, apartment, live/work, mixed use shopfront, civic building
- Higher density residential, commercial, and retail uses
- 1-story apartments centered around courtyards



**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.

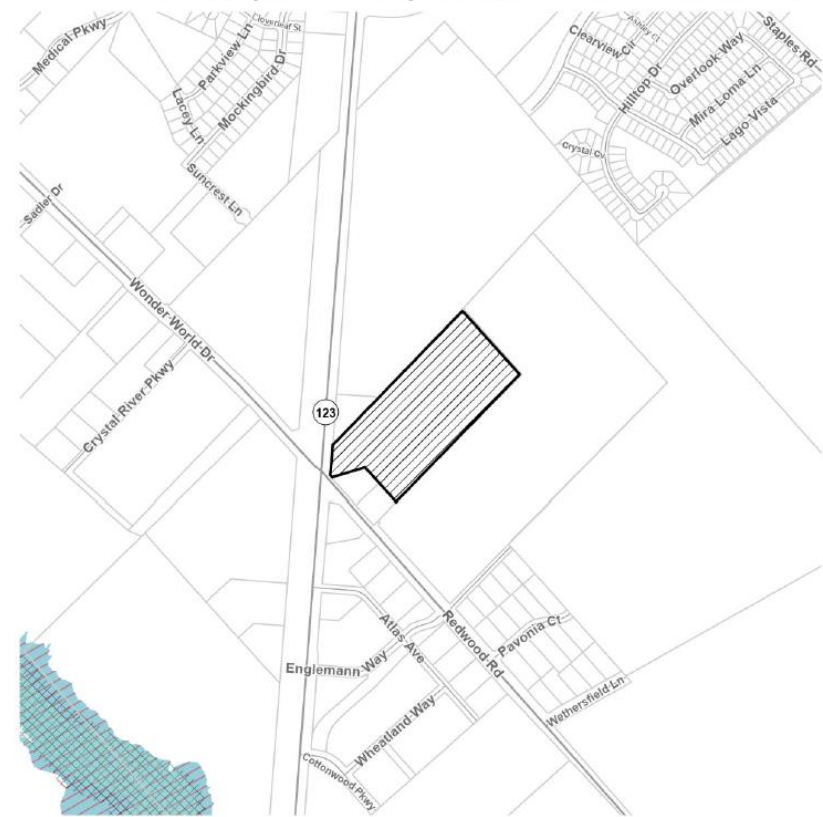
BUILDING TYPES ALLOWED	
Accessory Dwelling	Section 4.4.5.1
Townhouse	Section 4.4.5.6
Apartment	Section 4.4.5.9
Live/ Work	Section 4.4.5.10
Mixed Use Shopfront	Section 4.4.5.13
Civic Building	Section 4.4.5.14



# Environmental Analysis

- Not located within environmentally sensitive areas

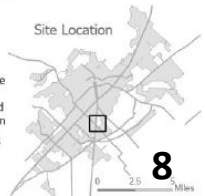
## ZC-23-17 Achieve Apartments - Hwy 123 & Redwood Rd Environmental Map



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**SAN MARCOS** Planning and Development Services



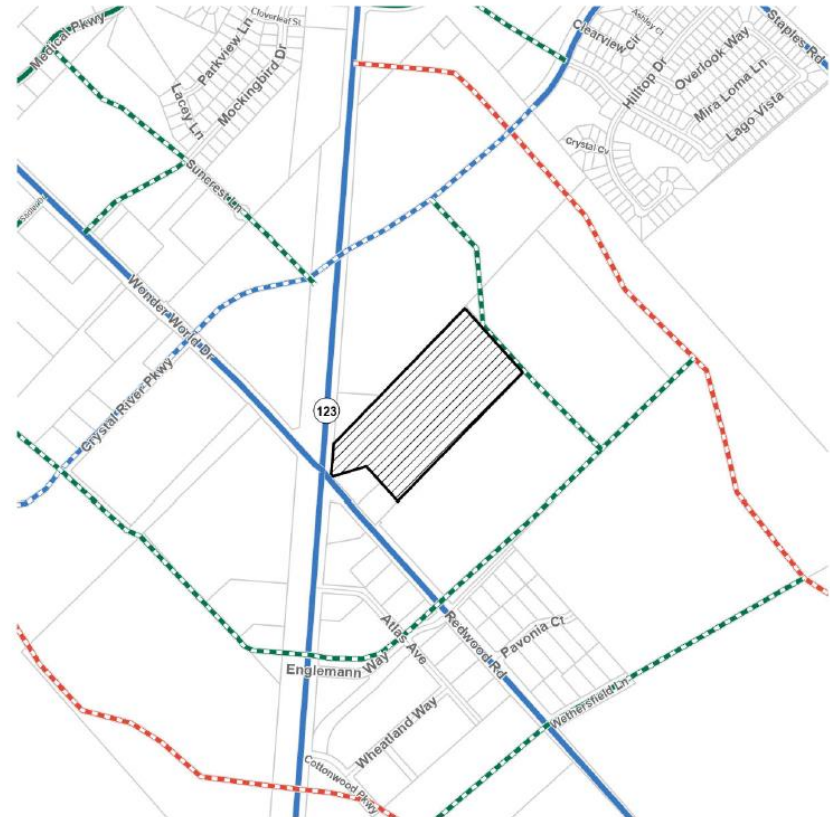




# Infrastructure

- **Streets**
  - Streetscape improvements
  - Transportation master plan
  - Block perimeter (2,000')
  - Bicycle & sidewalk connections
- **Utilities**
  - City of San Marcos water / wastewater
  - Bluebonnet electric

## ZC-23-17 Achieve Apartments - Hwy 123 & Redwood Rd Transportation Map

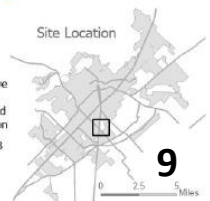


- |                  |                |
|------------------|----------------|
| Subject Property | Enhanced, St   |
| Enhanced, Ave    | Proposed, Ave  |
| Enhanced, Blvd   | Proposed, Blvd |
| Enhanced, HW     | Proposed, Pkwy |
| Enhanced, Pkwy   | Proposed, St   |



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# Recommendation

- Staff recommends approval of ZC-23-17 as presented



# Zoning District Comparison Chart

Topic	<i>Existing Zoning:</i> Future Development (FD)	<i>Proposed Zoning:</i> Character District – 5 (CD-5)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future but have been newly annexed and/or are not yet ready to be zoned for a particular Use. Characterized by primarily agricultural use with woodlands and wetlands and scattered buildings.	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 / Agricultural (See <i>Land Use Matrix</i> )	Residential, Commercial, Office, etc. (See <i>Land Use Matrix</i> )
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 <sup>nd</sup> layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	30%	100%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 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 between sidewalk and street required.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max

