



# Public Hearing

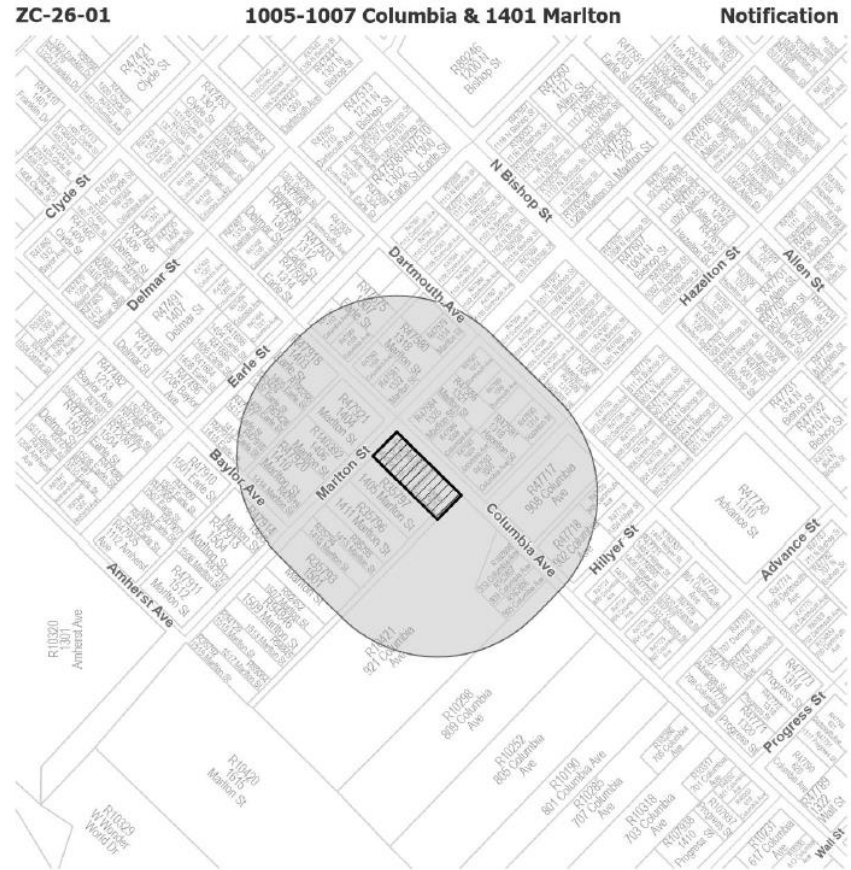
## ZC-26-01

### 1005-07 Columbia & 1401 Marlton / SF-6 to SF-4.5

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 in Case ZC-26-01, by rezoning approximately 0.60 acres located at 1005 and 1007 Columbia Ave and 1401 Marlton St. from Single Family - 6 (SF-6) to Single Family - 4.5 (SF-4.5), 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 0.60 acres
- Located at the southeast corner of the Columbia Ave & Marilton St intersection
- Located within the City Limit



▨ Subject Property  
▭ 400ft Buffer  
□ Parcel



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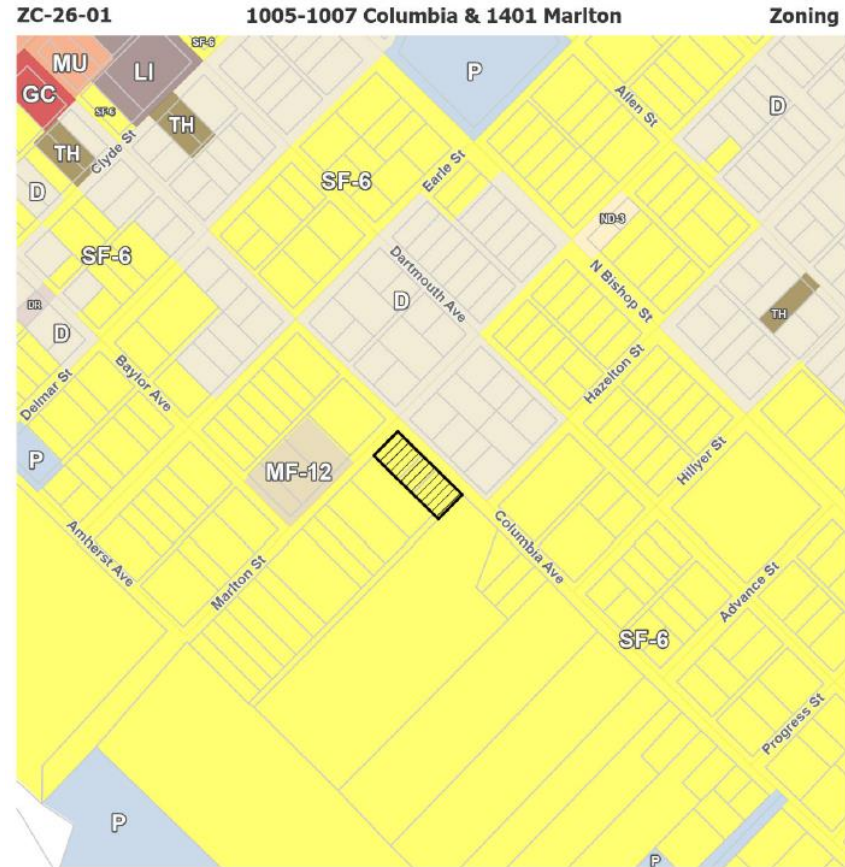
Date: 3/24/2026





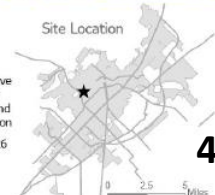
# Context & History

- Existing Zoning:  
Single Family-6 (SF-6)
  - Allows for Single-Family
- Proposed Zoning:  
Single Family-4.5 (SF-4.5)
  - Allows for Single-Family



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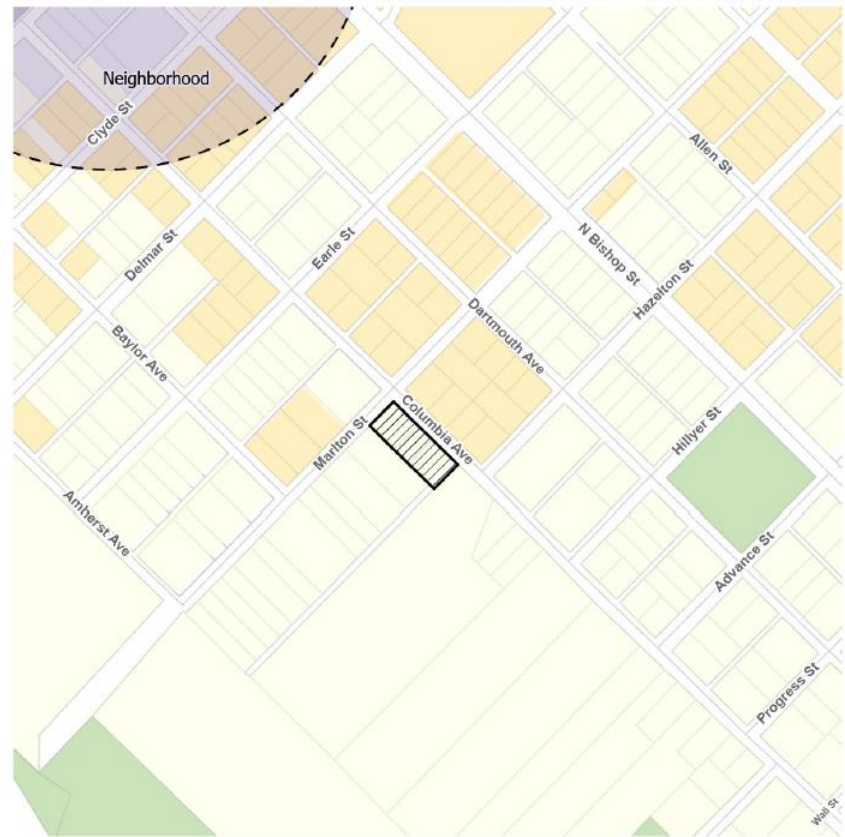




# Comprehensive Plan Analysis

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

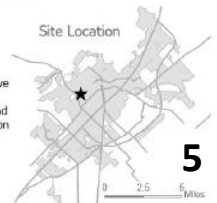
- Existing Preferred Scenario: Neighborhood Low - Existing
- “To recognize existing neighborhoods which are primarily single-family detached housing.”



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Date: 4/2/2026

**SAN MARCOS** Planning and Development Services





# Comprehensive Plan Analysis (VISION SMTX)

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

## Single Family-4.5 (SF-4.5) within “Neighborhood Low-Existing”

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

# Single Family-4.5 (SF-4.5) Zoning Analysis

- Description: The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use.
- Building Types: House, Civic, & Accessory Dwelling
- Permitted Uses: Single-Family
- Proposed Use: Single-Family



**GENERAL DESCRIPTION**

The ND-3 district is intended to accommodate single-family detached houses and encourage opportunities for home ownership. Additional building types are allowed that accommodate affordable alternatives for home ownership. ND-3 should be applied in areas where the land use pattern is single-family or two-family with some mixture in housing types. Uses that would interfere with the residential nature of the district are not allowed.

DENSITY	
Units Per Gross Acre	10 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1
Residential Infill Compatibility	Section 4.4.2.6

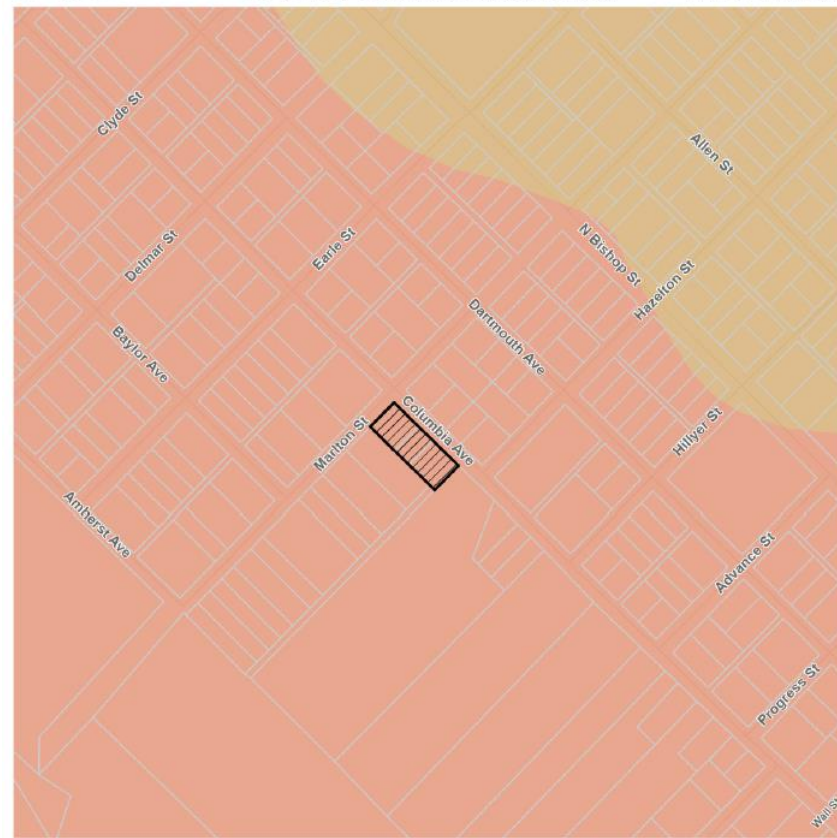
TRANSPORTATION		
Block Perimeter	2,800 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED	
Accessory Dwelling	Section 4.4.5.1
House	Section 4.4.5.2
Zero Lot Line House	Section 4.4.5.5
Civic	Section 4.4.5.14



# Environmental Analysis

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

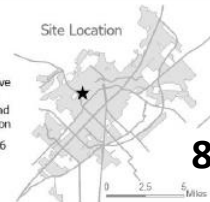


- ▭ Subject Property
- Contributing Zone within Transition Zone
- Recharge Zone



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# Infrastructure

- **Streets**
  - Streetscape Improvements
  - Block perimeter (3,000 feet)
  - Sidewalk connections
- **Utilities**
  - City of San Marcos Water, Wastewater, and Electric

ZC-26-01 1005-1007 Columbia & 1401 Marlon Transportation



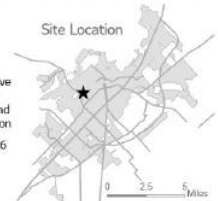
- ▨ Subject Property
- Enhanced, Blvd
- Enhanced, St



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# Recommendation

At their April 14, 2026, meeting the Planning and Zoning Commission voted 9-0 to **approve** ZC-26-01.

## Discussion Topics:

- Prior Structures: Homes previously existed but were removed under demolition permits.
- Creek & Flooding: Adjacent to a creek; no known flooding and not in a floodplain.
- Flood Safeguards: Stormwater protections will be reviewed during technical plan and plat review.
- Recharge Zone: Located over the Edwards Aquifer Recharge Zone; impervious cover will be below zoning limits.

Staff recommends **approval** of ZC-26-01, as presented.