



Public Hearing

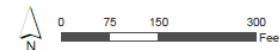
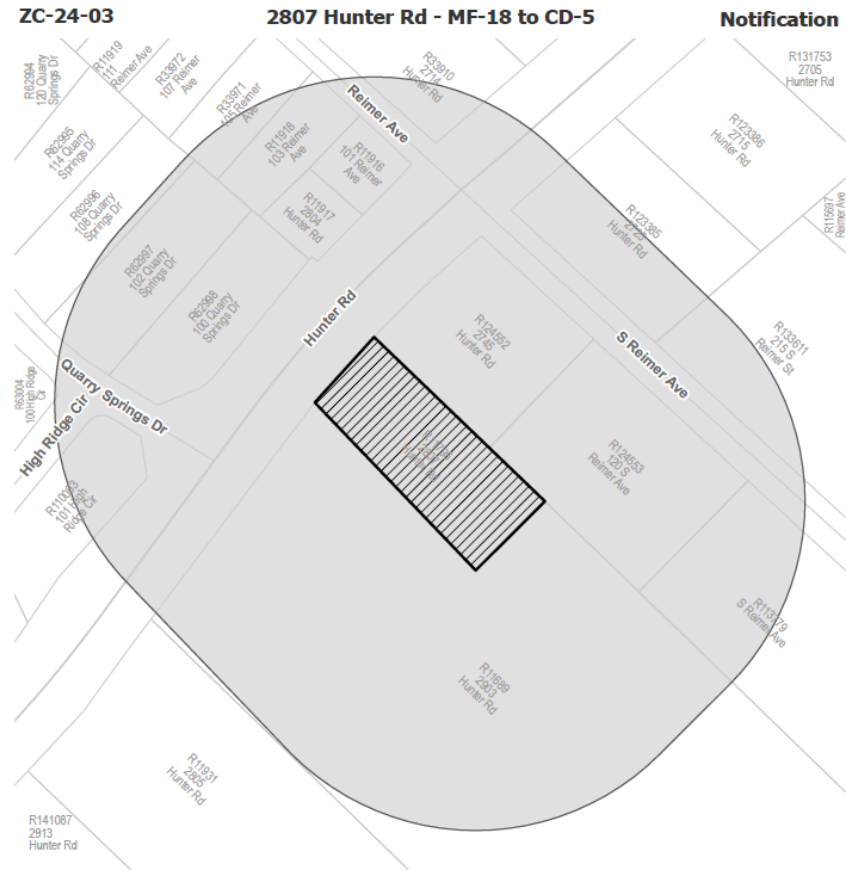
ZC-24-03

2807 Hunter Road MF-18 to CD-5

Receive a staff presentation and hold a public hearing to receive comments for or against Ordinance 2024-XX, amending the official zoning map of the City in Case No. ZC-24-03, by rezoning approximately 1.132 +/- acre tract of land out of the J.M. Veramendi League No. 1 Survey, located at 2807 Hunter Road, from Multiple Family Residential District (MF-18) to Character District (CD-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 2024-XX, on the first of two readings.

Property Information

- Approximately 1.132 acres
- Located: East of Hunter Road, approximately 225 feet Southwest of S Reimer Ave
- Located within City Limits



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: 8/26/2024

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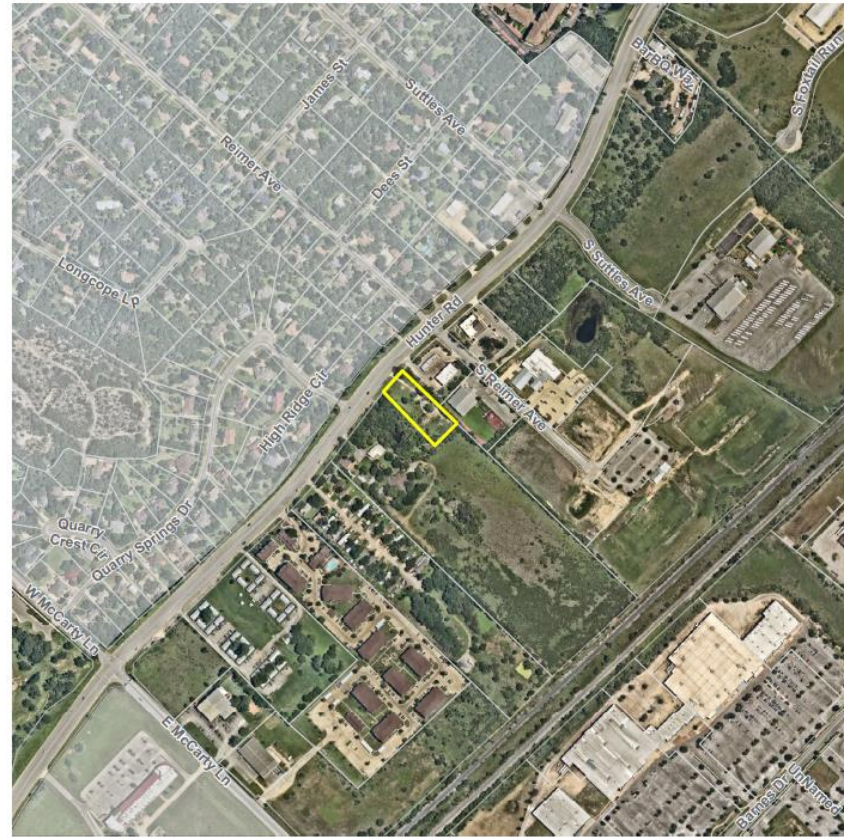
Context & History

- Currently Vacant
- Surrounding Uses
 - Gas Station
 - Office
 - Single-Family
 - Vacant

ZC-24-03

2807 Hunter Rd - MF-18 to CD-5

Aerial



- Subject Property
- Parcel
- ETJ



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Date: 9/3/2024

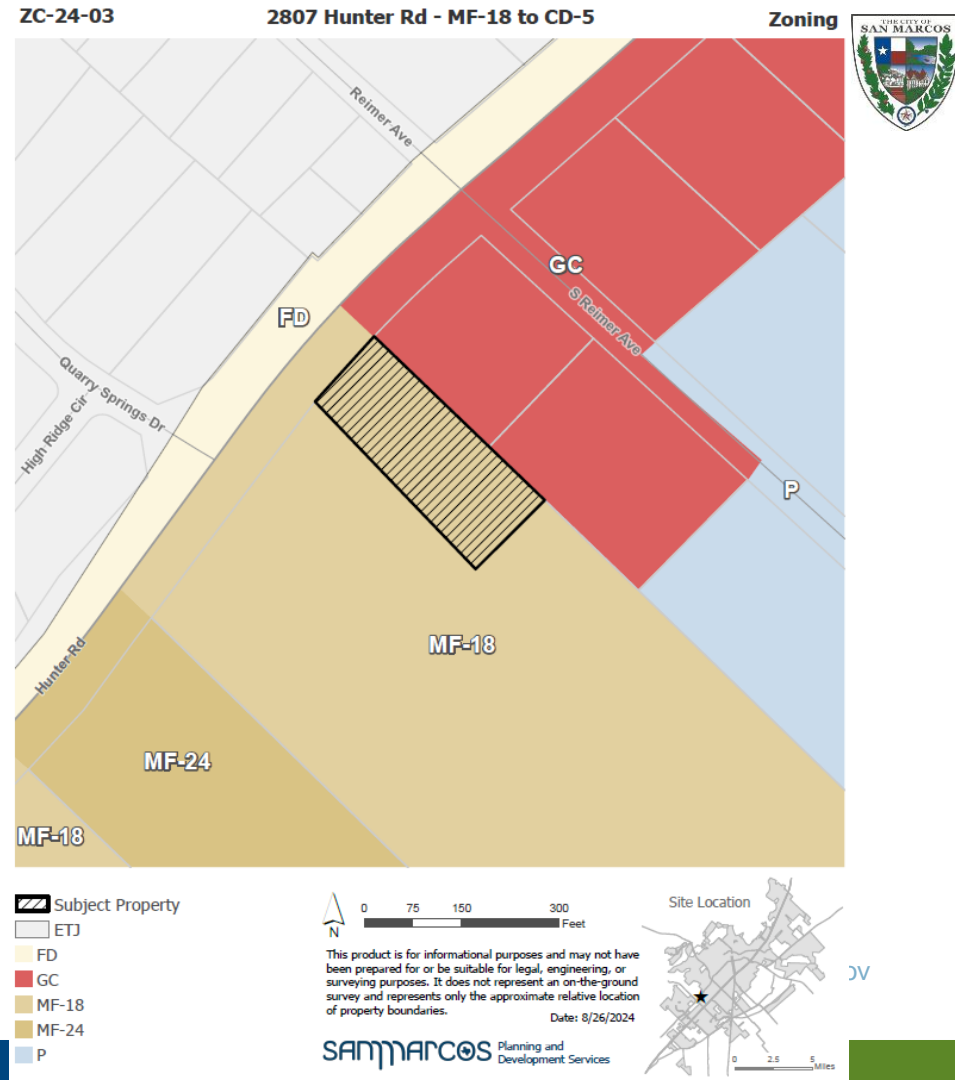
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Context & History

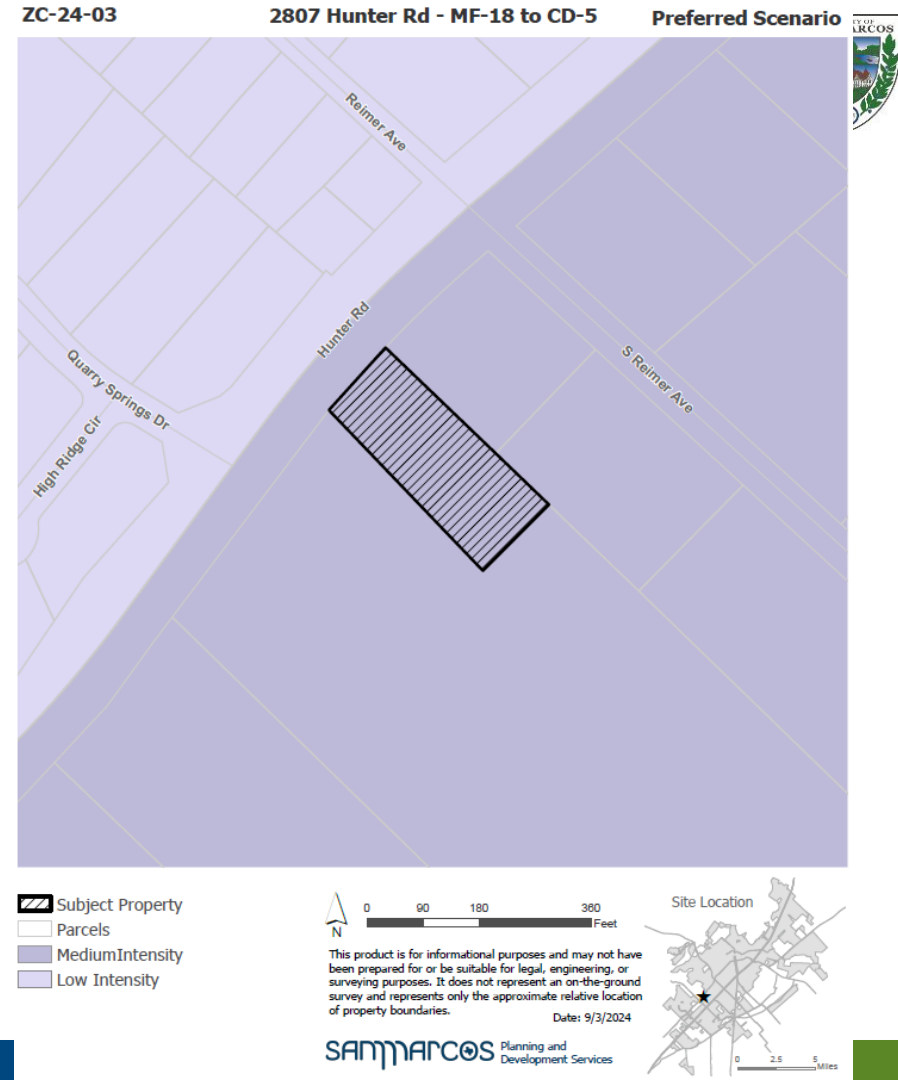
- Existing Zoning: Multiple Family Residential District (MF-18)
 - Intended for development of multiple-family at no more than 18 units per acre
- Proposed Zoning: Character District – 5 (CD-5)
 - Allows multi-family, mixed use, and commercial
- P&Z Recommended Neighborhood Commercial (N-CM)
 - Allows smaller scale residential and commercial



Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium Intensity Zone
- “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)





Comprehensive Plan Analysis

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

“Character District” (CD-5) or N-CM 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
Character Districts	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

P&Z
Recommendation

Applicant's
Initial Request

Comprehensive Plan Analysis



Step 3: Is the request consistent with the District/ Existing Zoning Translation Table?

Multiple Family (MF-18) to Neighborhood Commercial N-CM

TABLE 4.4 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE

EXISTING ZONING DISTRICTS				
	FD, AR, SF-R, MR, SF-6, SF-4.5, P, ND-3, ND-3.2, CD-1, CD-2	DR, D, PH-ZL, TH, MF-12, P, ND-3.5, CD-3	MF, MF-18, MF-24, P, ND-4, N-CM, CD-4	OP, NC, CC, GC, CM, BP, HC, LI, HI, MH, VMU, P, CD-5, CD-5D
ND-3	C	NP	NP*	NP*
ND-3.2	NP	C	NP*	NP*
ND-3.5	NP*	C	C	NP*
ND-4	NP*	NP	C	NP
N-CM	NP*	NP*	NP	C

LEGEND:

C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(F)3a. above.

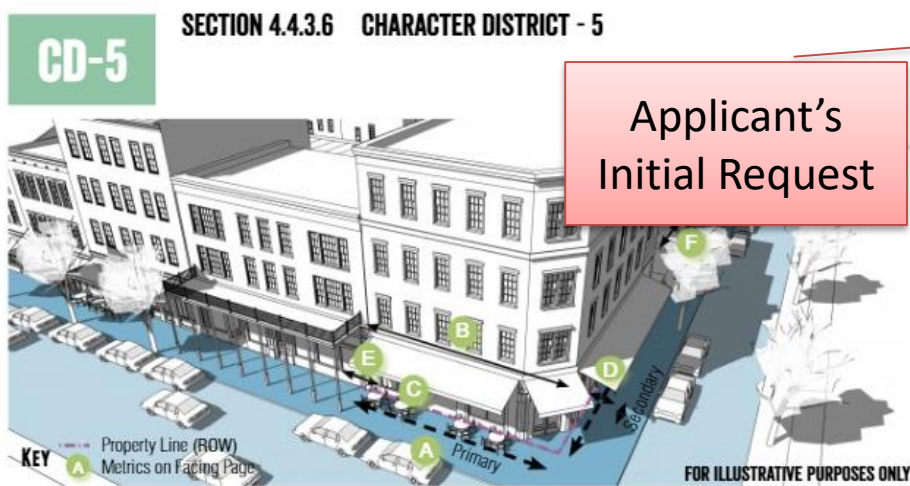
P&Z
Recommendation

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

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Zoning Analysis

- Description of CD-5: Intended to provide for a variety of residential, retail, service, and commercial uses and to promote mixed use and pedestrian-oriented activity.
- Building Types Allowed: Townhouse, Apartment, Live/Work, Mixed Use, Shopfront, Civic
- Permitted Uses: Multi-Family, Office, Medical, Personal Services, Retail, Eating Establishment, Hotel, Light Manufacturing, Minor Vehicle Repair



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.

DENSITY

Impervious Cover 100% max.



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

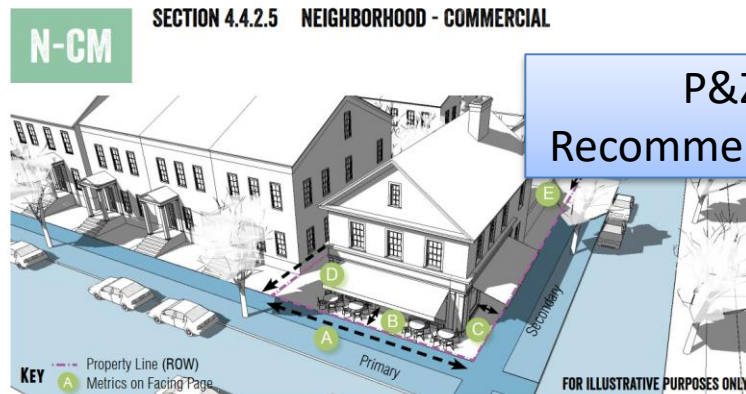
BUILDING TYPES ALLOWED

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 4.4.5.11
Civic Building	Section 4.4.5.14



Zoning Analysis

- Description of N-CM: Intended to serve as a pedestrian oriented mixed-use corridor within close proximity to residential uses.
- Building Types Allowed: Townhomes, ADUs, small multi-family, Live/Work, Neighborhood and Mixed-Use Shopfronts, and Civic Buildings
- Permitted Uses: Residential, Office, Medical, Restaurants, Retail, Indoor recreation.



GENERAL DESCRIPTION

The N-CM district is intended to serve as a pedestrian oriented mixed use corridor located within close proximity to primarily residential areas. N-CM should be applied along predominantly commercial corridors within existing neighborhood areas on the Preferred Scenario Map. The N-CM district creates pedestrian friendly corridors and gateways to residential areas and provides for appropriate buffers and transitions to adjacent residential land uses.

DENSITY

Impervious cover	80% max.
Occupancy Restrictions	Section 5.1.4.1

TRANSPORTATION

Block Perimeter	2,000 ft. max.	Section 3.6.2.1
Streetscape Type	Mixed Use Conventional	Section 3.8.1.8 Section 3.8.1.7

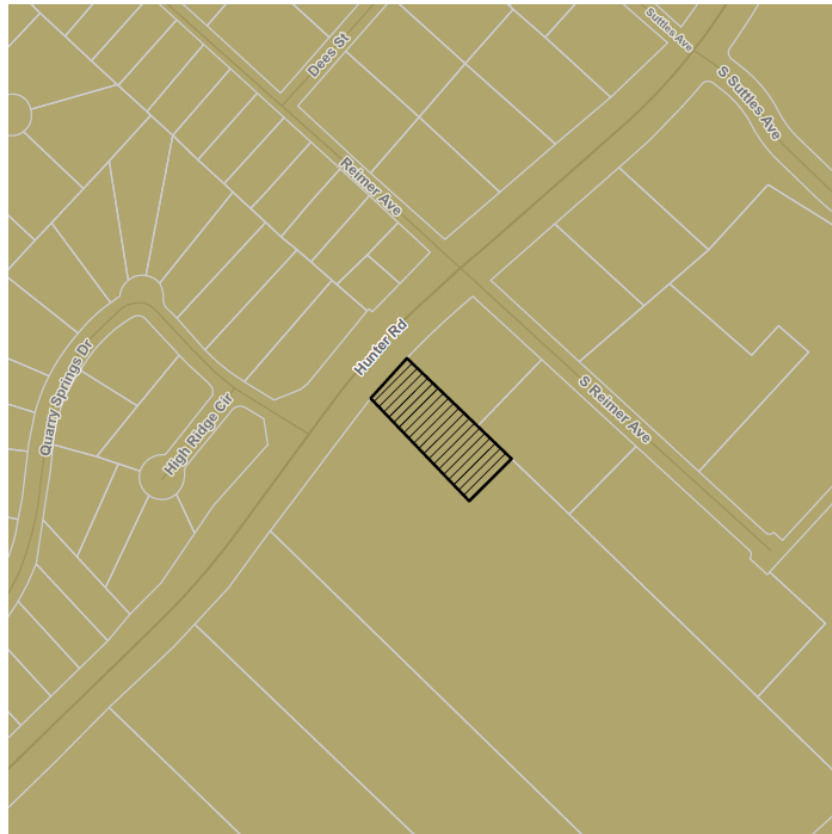
Environmental Analysis

- Located within the Edwards Aquifer Transition Zone

ZC-24-03

2807 Hunter Rd - MF-18 to CD-5

Environmental



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



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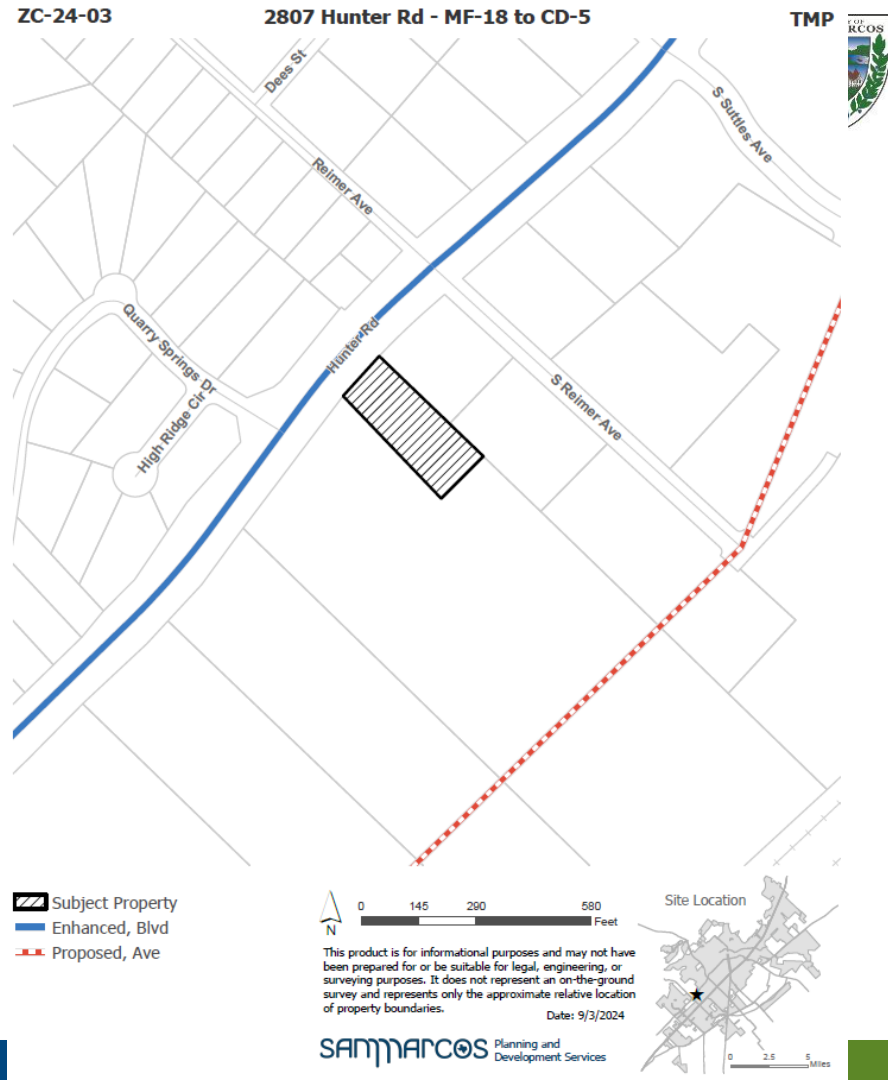
Infrastructure

- **Streets**

- Streetscape Type: Main Street & Multi-Way
- Block perimeter: 2,000 feet
- Enhanced Bicycle Facility along Hunter Road required by the TMP

- **Utilities**

- City of San Marcos Water, Wastewater, & Electric



Recommendation



- Planning and Zoning Commission recommended approval of a lesser intense zoning district, Neighborhood Commercial District (N-CM), with a 9-0 vote.
 - Discussion Topics:
 - General concerns specific to standards within CD-5
 - Allowed uses within CD-5
 - Location of other CD-5 in this area of town
 - Less intense zoning district options
 - Traffic impacts
- Staff recommends **approval** of ZC-24-03.
 - Supermajority is required to approve CD-5.
 - Neighborhood Regulating Plan is required for N-CM.

PROPERTY: 2807 HUNTER ROAD

EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND

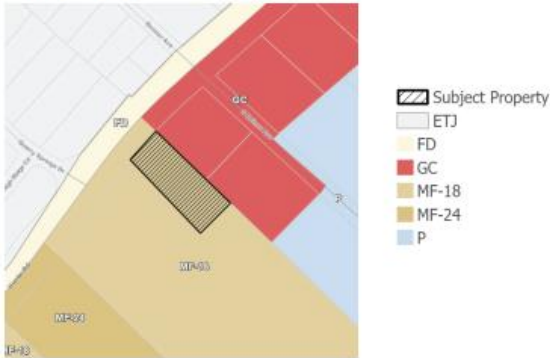


EXISTING STREETSCAPES



EXISTING STREETS AND STREETSCAPES	
HUNTER ROAD	
Street Type	Boulevard Existing ROW: 120'


EXISTING ZONING



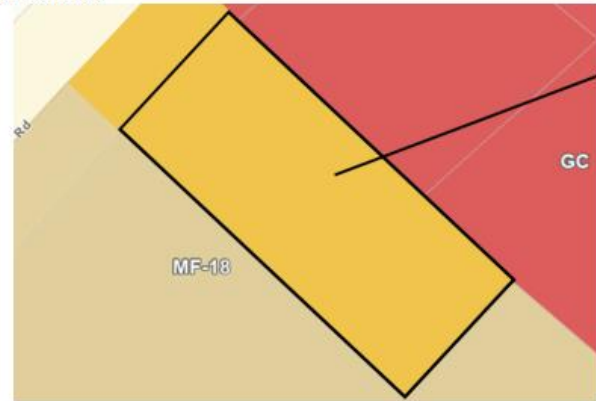
PROPERTY: 2807 HUNTER ROAD

EXISTING NEIGHBORHOOD REGULATING PLAN

ORDINANCE #: 2024-52

PROPOSED ZONING REGULATIONS	
Lots	1
Zoning District	Neighborhood - Commercial (N-CM)
Building Type	Mixed Use Shopfront Neighborhood Shopfront Civic Building Live/Work Townhouse Small Multifamily
Max. Residential Units	Up to 8 apartment units
Required Streetscape	Mixed Use 
Street Type	Mixed Use or Conventional
Transitional Protective Yard	See Section 7.2.2.4 of Land Development Code
Residential Infill Compatibility	See Section 4.4.2.6 of Land Development Code
Parking location	Surface Parking: Second or Third Layer
Parkland	Development Fee & Fee in Lieu

PROPOSED ZONING



Proposed building setbacks shall comply with Section 4.4.2.5 of the Land Development Code