



Public Hearing

ZC-21-22

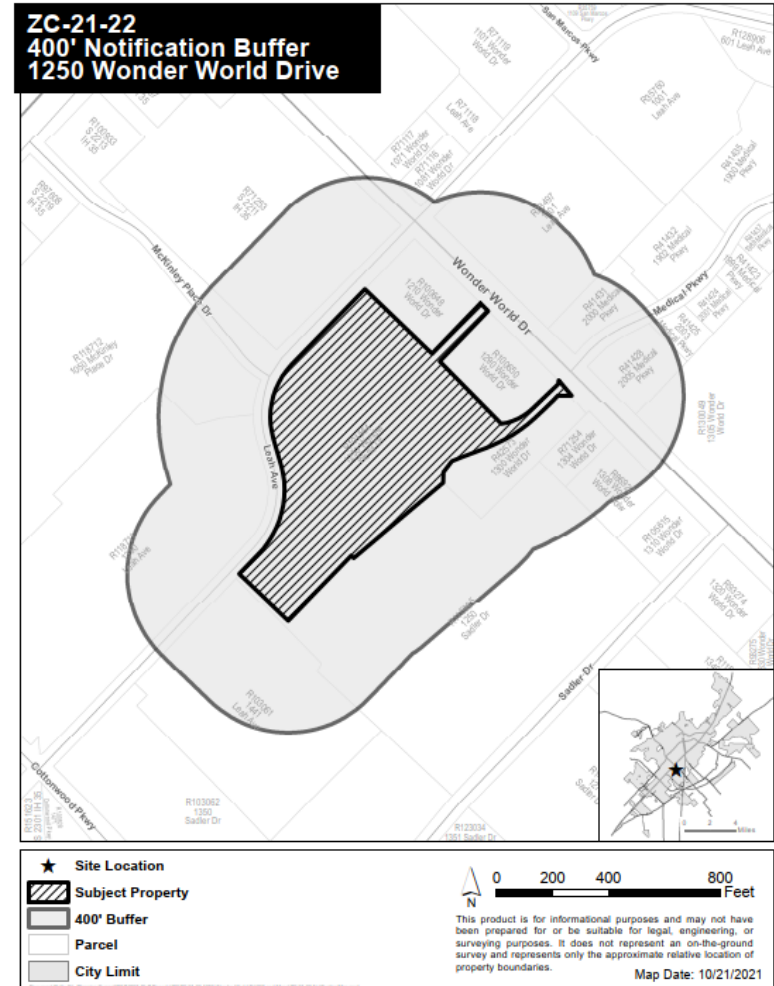
1250 Wonder World Drive GC to CD-5

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-XXX, amending the Official Zoning Map of the City in Case ZC-21-22, by rezoning approximately 12.75 acres of land, more or less, described as Lot 3A of the Replat of Lot 3A, Block 1, Section 2, McKinley Place, located at 1250 Wonder World Drive, from General Commercial “GC” to Character District – 5 “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 2021-XXX on the first of two readings



Property Information

- Approximately 12.75 acres
- Located near the intersection of Wonder World Drive and Leah Avenue (next to Lowe's / Sam's Club)
- Located within City Limits





Context & History

- Formerly a movie theater (Starplex).
- Surrounding Uses
 - Multifamily apartments
 - Commercial – retail restaurants, gas station
 - Medical

ZC-21-22
Aerial View
1250 Wonder World Drive



- ★ Site Location
- Subject Property
- Parcel
- City Limit



0 150 300 600 Feet

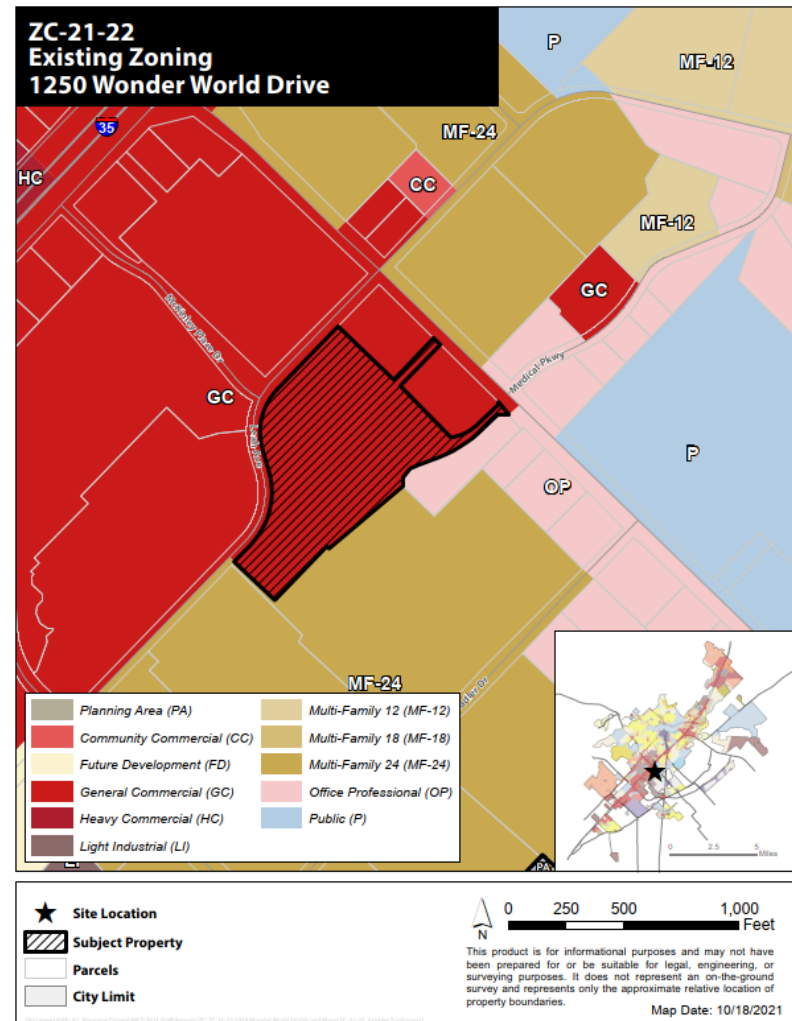
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/18/2021



Context & History

- Existing Zoning:
General Commercial (GC)
 - Allows limited light commercial and service-related establishments such as wholesale produce sales, automotive supply stores, veterinary services etc.
 - No height restrictions.
- Proposed Zoning:
Character District-5 (CD-5)
 - Variety of residential, retail, service and commercial uses – auto oriented uses are discouraged.
 - Height limited to 5 stories.

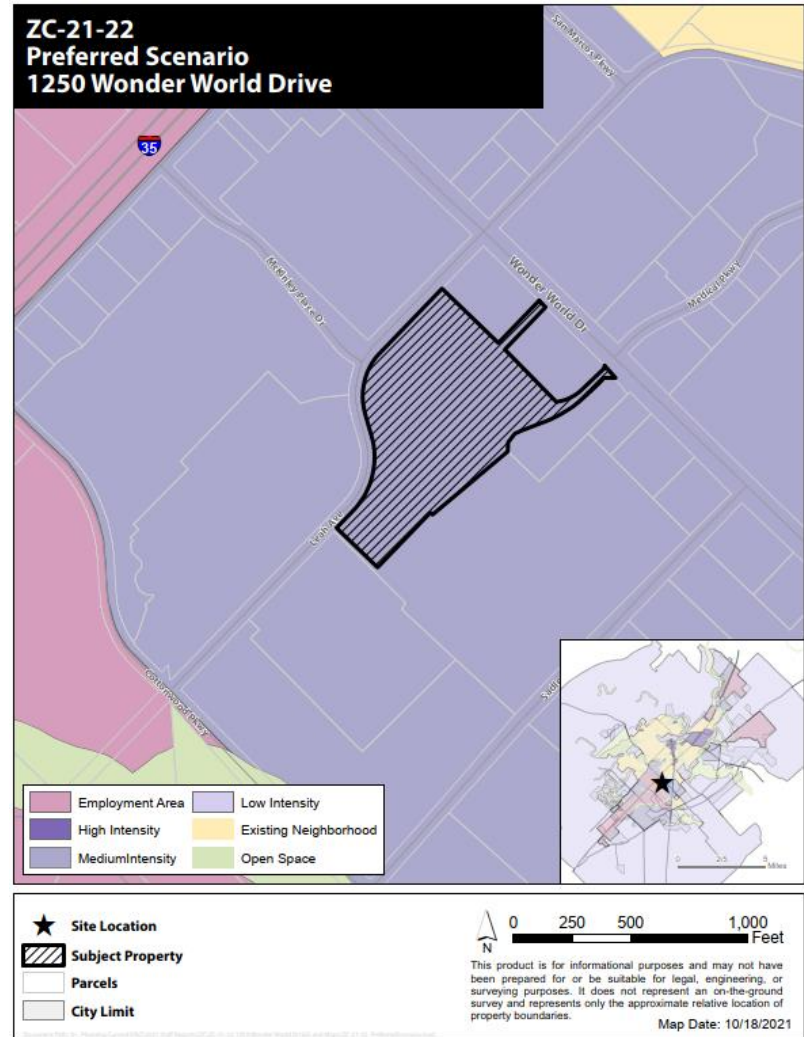




Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium Intensity (Medical District)
- “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) within a “Medium Intensity Zone.”

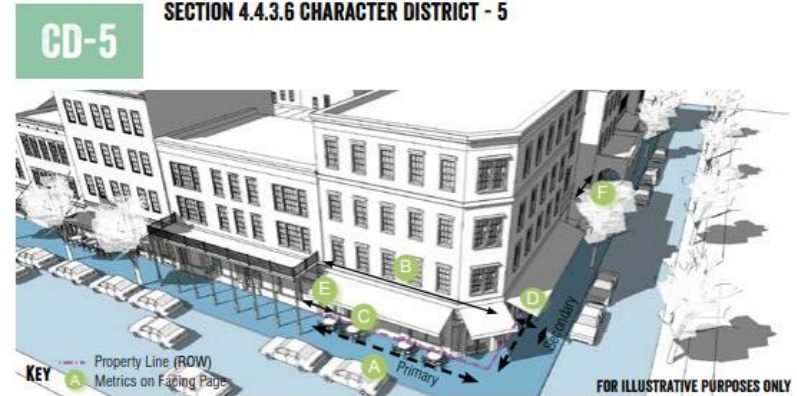
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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



Zoning Analysis

- CD-5 zoning is 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.
- Allowable Building Types:** *Accessory dwelling units; townhomes; apartments; live/work; mixed use shopfront, and civic.*
- Allowable Uses:** *wide variety of uses including Residential; Commercial; Public and institutional ; light manufacturing.*
- Proposed Use –** Multifamily with commercial



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.
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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 4.4.6.1
Townhouse	Section 4.4.6.6
Apartment	Section 4.4.6.9
Live/ Work	Section 4.4.6.10
Mixed Use Shopfront	Section 4.4.6.13
Civic Building	Section 4.4.6.14

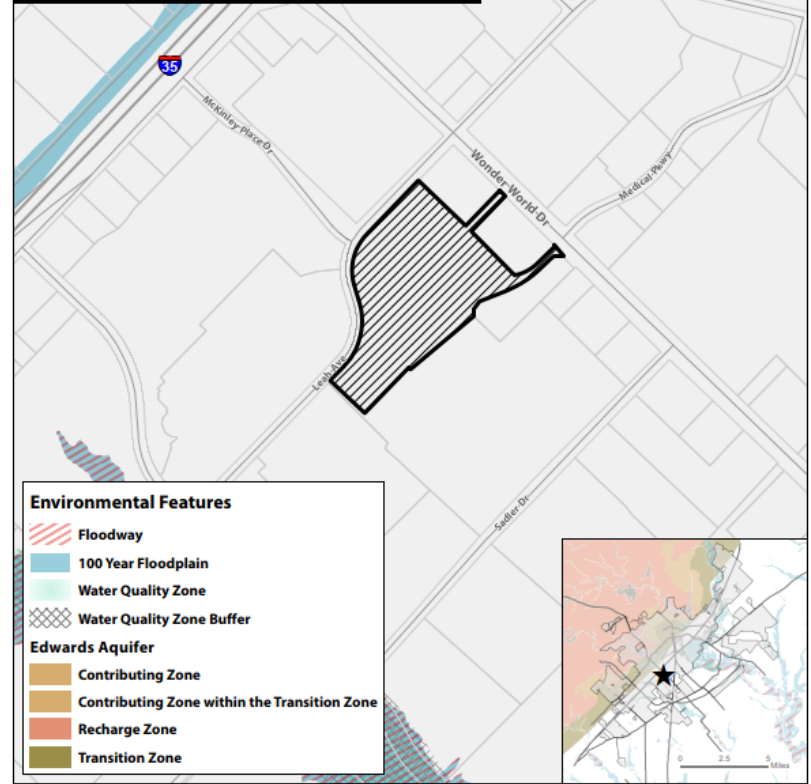


Environmental Analysis

- Not located within the 100 year floodplain or floodway.
- Not located within the Edwards Aquifer Contributing Zone, Recharge Zone or Transition Zone.
- Majority of the site is rated 2 (“least”- “moderately” constrained) on the Land Use Suitability map.

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Environmental Features
1250 Wonder World Drive





Infrastructure

Streets

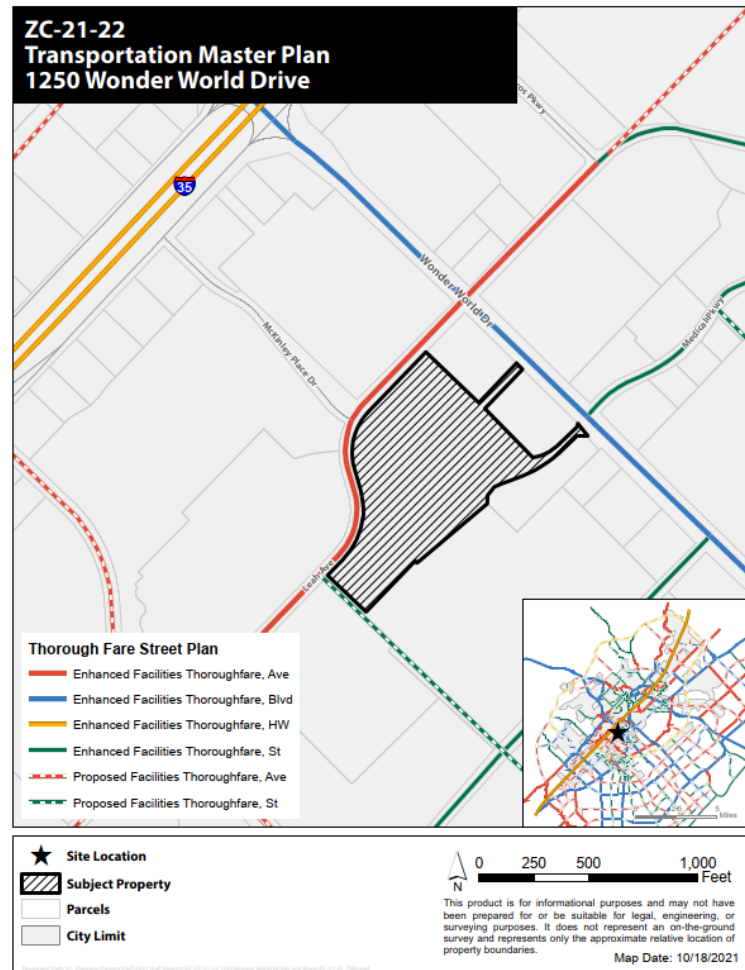
- Existing platted lot so requirement to meet maximum block perimeter standards (2,000 ft. for CD-5) or dedicate ROW would not necessarily apply
- Existing sidewalks along Wonder World and Leah Avenue

Utilities

- City of San Marcos Water / Wastewater
- City Electric

Parkland

- Will be required to dedicate parkland or provide fee in lieu (Parks Board approval required for fee in lieu requests over \$50,000)





Recommendation

- At their November 9th, 2021 regular meeting, the Planning & Zoning Commission recommended **approval** of the zoning request (7-1)
- Staff recommends **approval** of the request as presented.



Zoning District Comparison Chart

	Existing Zoning: General Commercial (Legacy District)	Proposed Zoning: Character District – 5 (CD-5)
Zoning Description	The GC, General Commercial District is intended to provide locations for limited (light) commercial and service related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses.	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	Variety of commercial uses including: offices, personal and business service uses, hotels, department stores, gas stations, auto repair, restaurants etc. (see land use matrix on section 9.3.1.2 of the Local Development Code)	Residential, Commercial, Office, Light Industrial etc.
Parking Location	No restrictions	No parking allowed in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use (see table 7.1 in Development Code).	Dependent upon use
Max Residential Units per acre	N/A	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	No building height restrictions. Depth of minimum rear yard(5') increases by 2 feet for each additional story above 24 feet (up to a maximum setback of 25 feet)	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	Minimums – 25' (front/primary street), Side (interior) 5'; Side (secondary street) 15' and 5' rear.	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	80%	100%
Lot Sizes	Minimum lot area of 6,000 sq. ft. (7,500 sq. ft for corner lots)	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	N/A	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	3,000 ft. Block perimeter max (300 ft. maximum length for dead end streets).	2,000 ft. Block Perimeter max (dead-end streets not allowed)