



Public Hearing

ZC-22-01

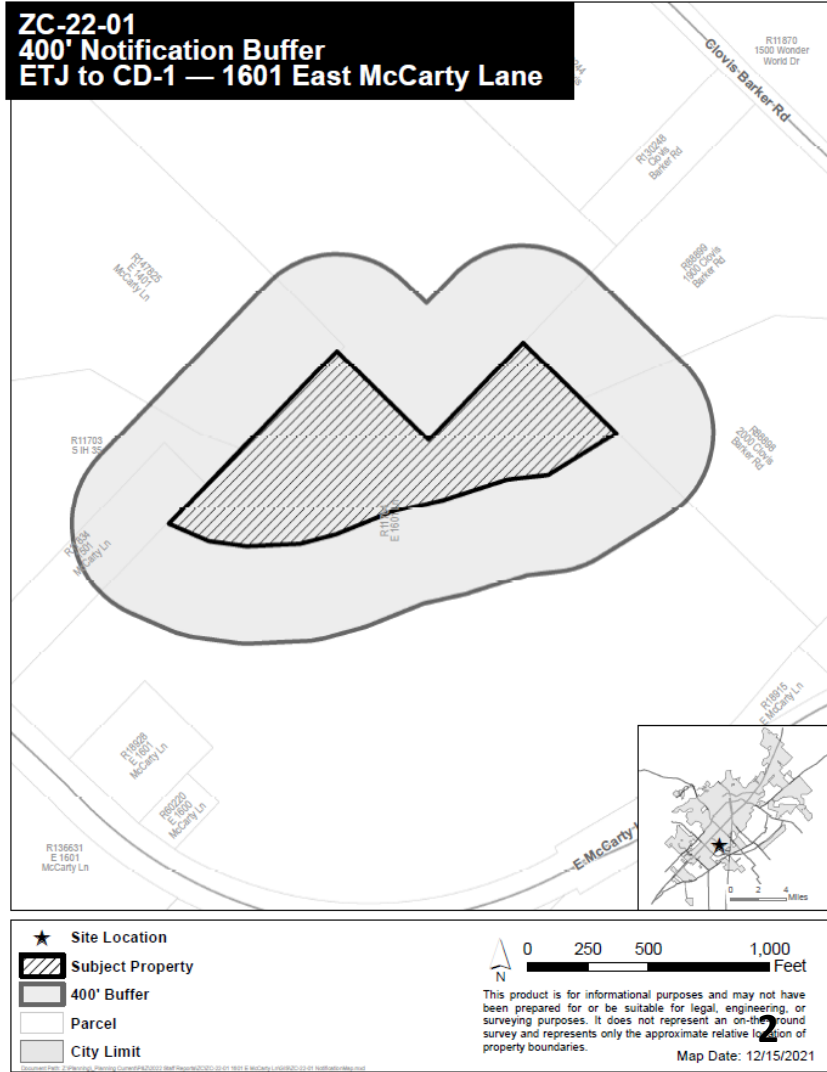
1601 E McCarty FD to CD-1

Hold a public hearing and consider a request by James B. Griffin, on behalf of Edmund Jaster Hays County Partnership, for a zoning change from “FD” Future Development to “CD-1” Character District - 1, or, subject to consent of the owner, another less intense zoning district classification, for approximately 17.420 acres out of the Cyrus Wickson Survey, Abstract 474, generally located due north of the Rattler Rd and E McCarty Ln intersection. (*W. Rugeley*)



Property Information

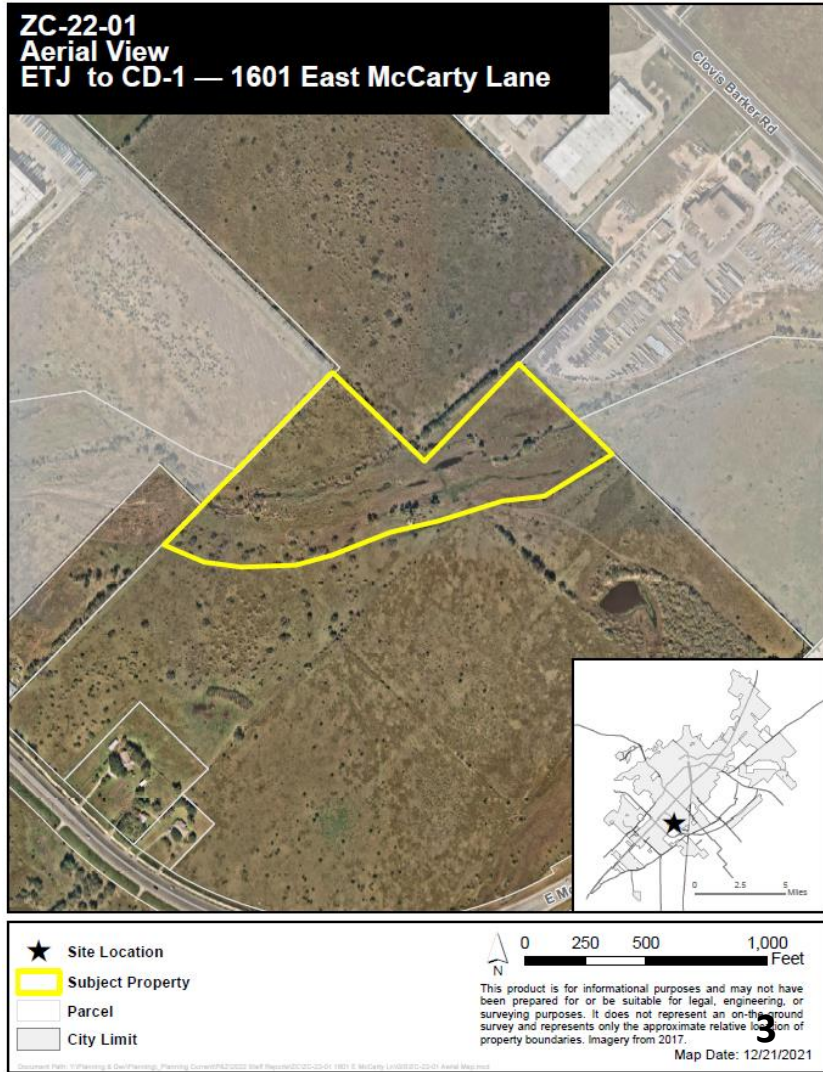
- Approximately 17.420 acres
- Due north of Rattler Rd & E. McCarty Ln intersection
- Not located within City Limits





Context & History

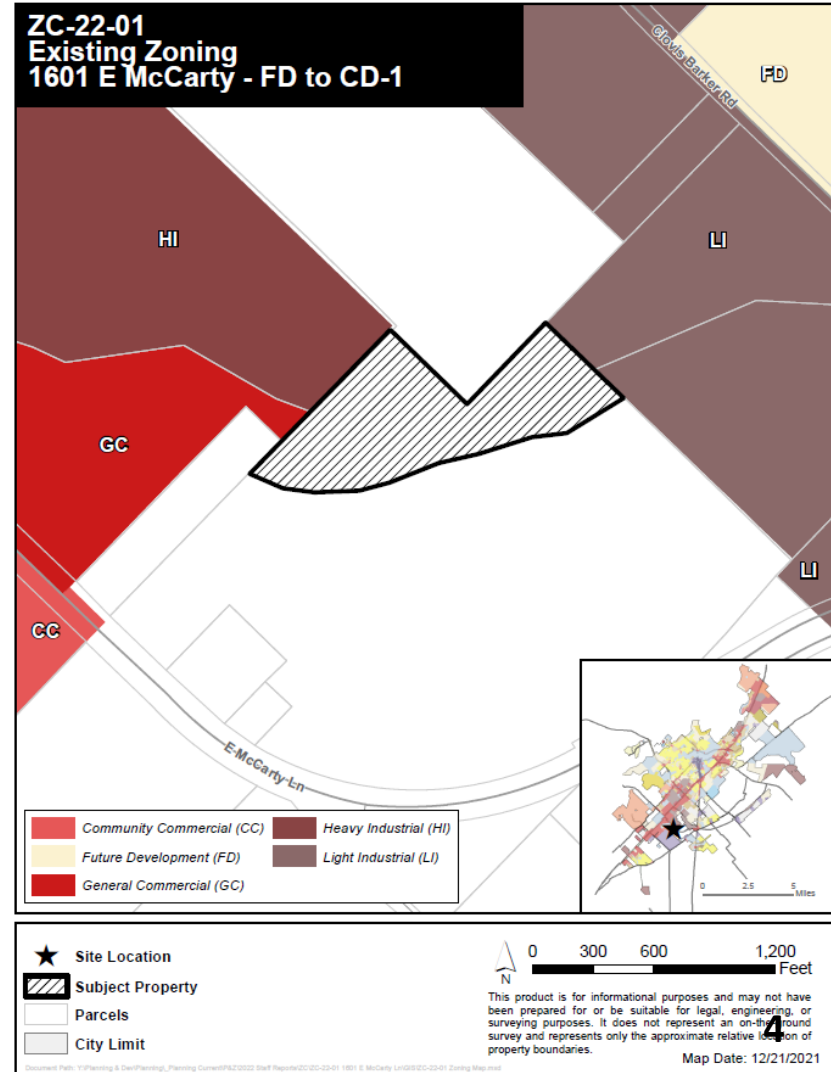
- Currently vacant
- Surrounding Uses
 - Vacant
 - Pavestone Landscaping
- Council considering annexation application 2/1/2022





Context & History

- Existing Zoning:
Future Development/ETJ (FD)
 - Residential, public & institutional uses
- Proposed Zoning:
Character District 1 (CD-1)
 - Seeks to preserve open spaces and sensitive areas

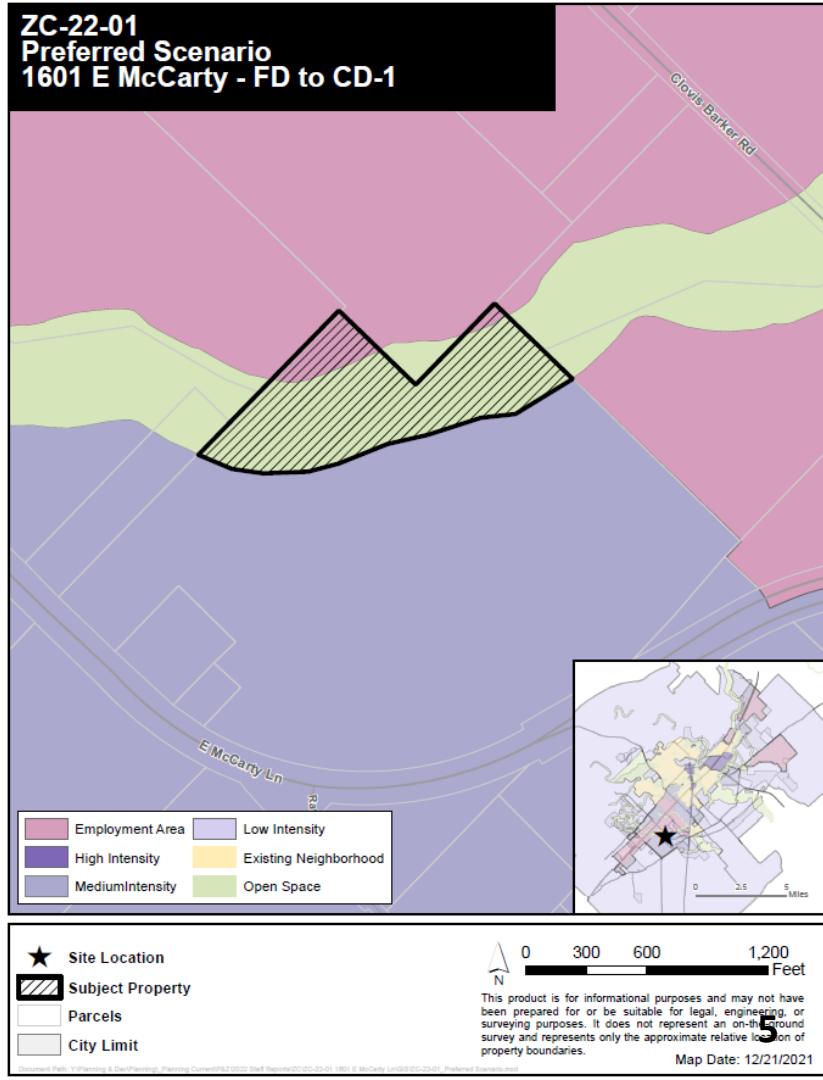




Comprehensive Plan Analysis

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

- Existing Preferred Scenario:
Open Space Area
- “An area which is not developed, and which is generally suitable for very limited residential or agricultural uses” (4.1.1.6)





Comprehensive Plan Analysis

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

“Character Districts” within an “Open Space 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



Comprehensive Plan Analysis

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

Existing Zoning (FD) to “Character District” (CD-1)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	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(G)3a. above.

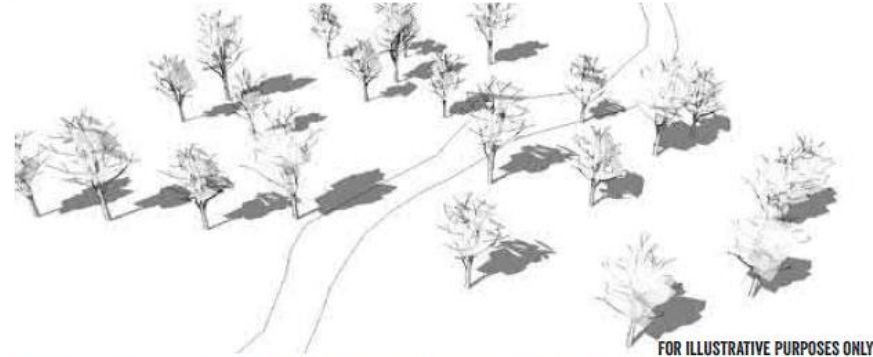


Zoning Analysis

- CD-1 District may include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.
- Agricultural, public, and some residential uses

CD-1

SECTION 4.4.3.1 CHARACTER DISTRICT - 1



FOR ILLUSTRATIVE PURPOSES ONLY



GENERAL DESCRIPTION

The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes.

DENSITY

Units Per Gross Acre	N/A
Impervious Cover	20% max.

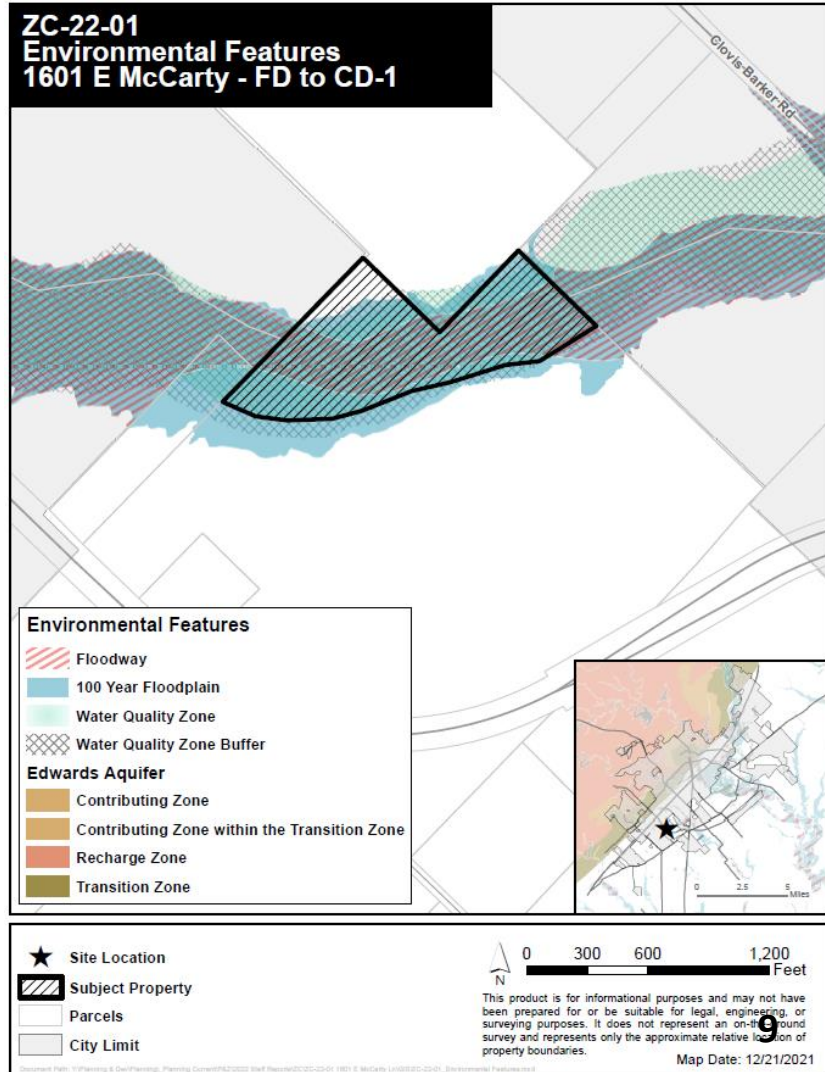
TRANSPORTATION

Block Perimeter	N/A
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Environmental Analysis

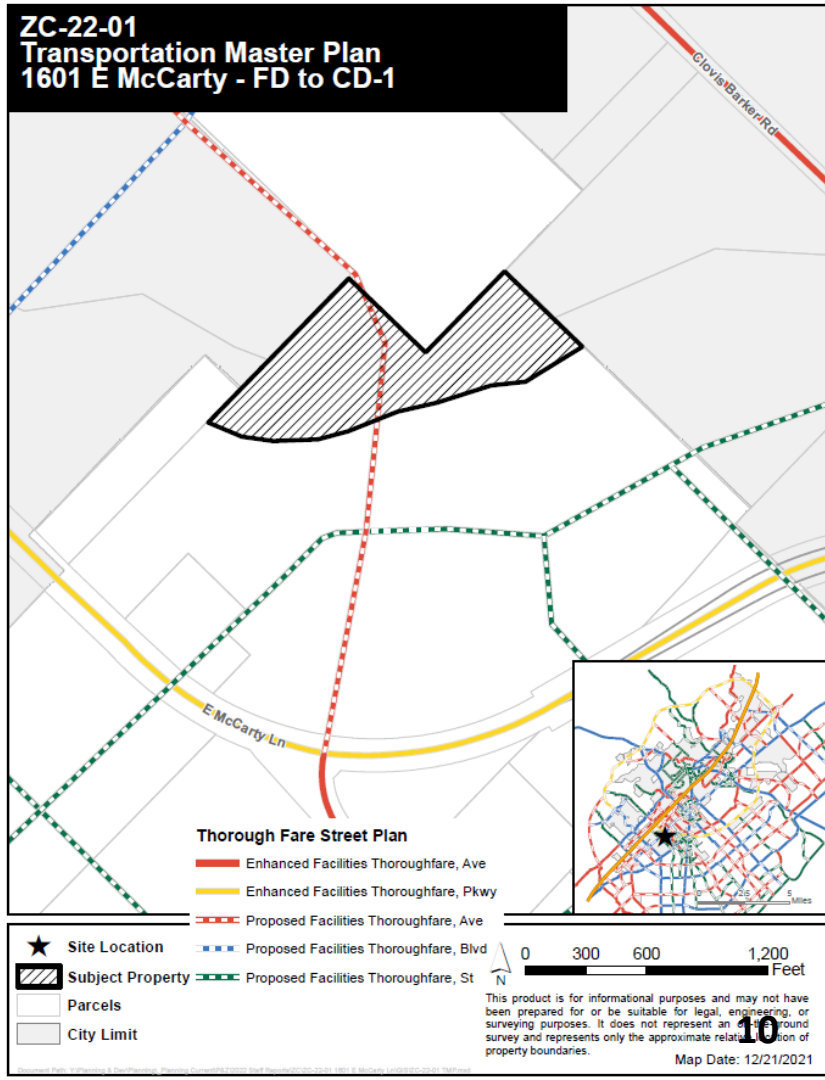
- Not located
 - Atop significant slopes
 - Within a sensitive watershed
 - Edwards Aquifer zone
- Located in
 - FEMA 100- & 500-year floodplains





Infrastructure

- **Streets**
 - Streetscape improvements
 - Transportation Master Plan
 - Block perimeter (5,000 feet)
 - Bicycle & sidewalk connections
- **Utilities**
 - City of San Marcos Water, Wastewater, and Bluebonnet Electric





Recommendation

- Staff recommends approval of the request as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 1 (CD-1)
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-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.
Uses	Residential / Agricultural (See Land Use Matrix)	Agricultural & its Accessory Uses, Public & Institutional, etc. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1 st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use No location standards	Dependent upon use No location standards
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Dependent upon use
Building Height (max)	2 stories	N/A
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	N/A
Impervious Cover (max)	30%	20%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	N/A
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.	N/A
Blocks	No Block Perimeter Required	N/A