



Public Hearing

ZC-22-20

Blanco Trace GC to CD-4

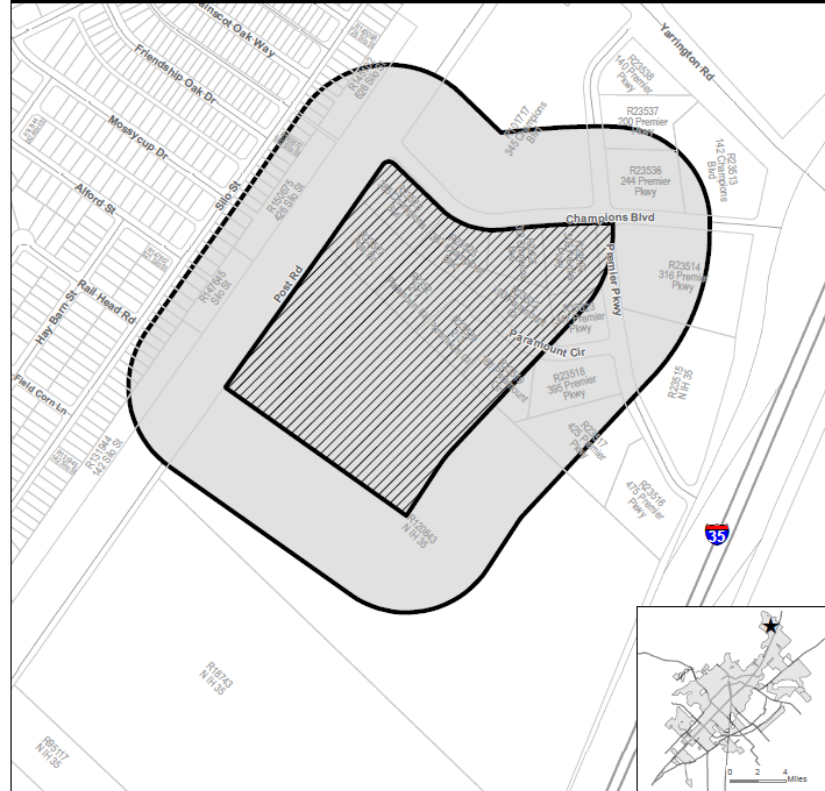
Hold a public hearing and consider a request by Steve Ihnen, on behalf of Blanco Trace Development, LLC, for a Zoning Change from General Commercial District (GC) to Character District 4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 27.1 acres generally located due west of the Premier Pkwy and Champions Blvd Intersection. (W. Rugeley)



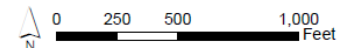
Property Information

- Approximately 27 acres
- Due west of the Premier Pkwy and Champions Blvd Intersection

ZC-22-20
400' Notification Buffer
Blanco Trace GC to CD-4 - West of the Premier Pkwy & Champions Blvd Intersection



- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



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.

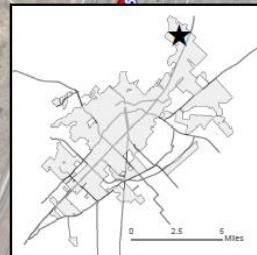
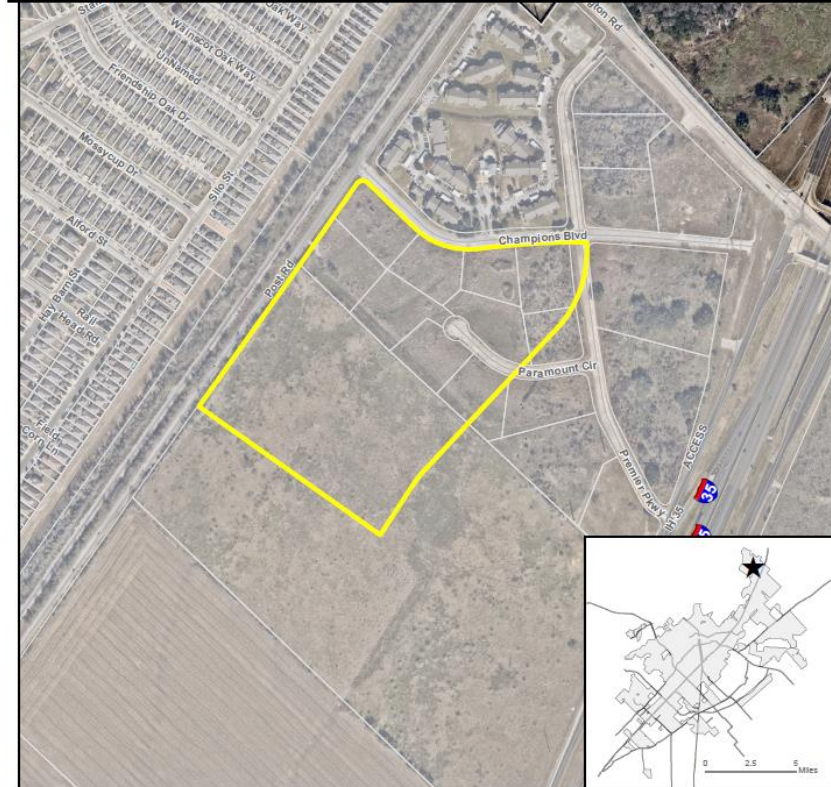
Map Date: 5/4/2022



Context & History

- Currently Vacant
- Surrounding Uses
 - Multifamily
 - Single-family

ZC-22-20 Aerial View Blanco Trace GC to CD-4 - West of the Premier Pkwy & Champions Blvd Intersection

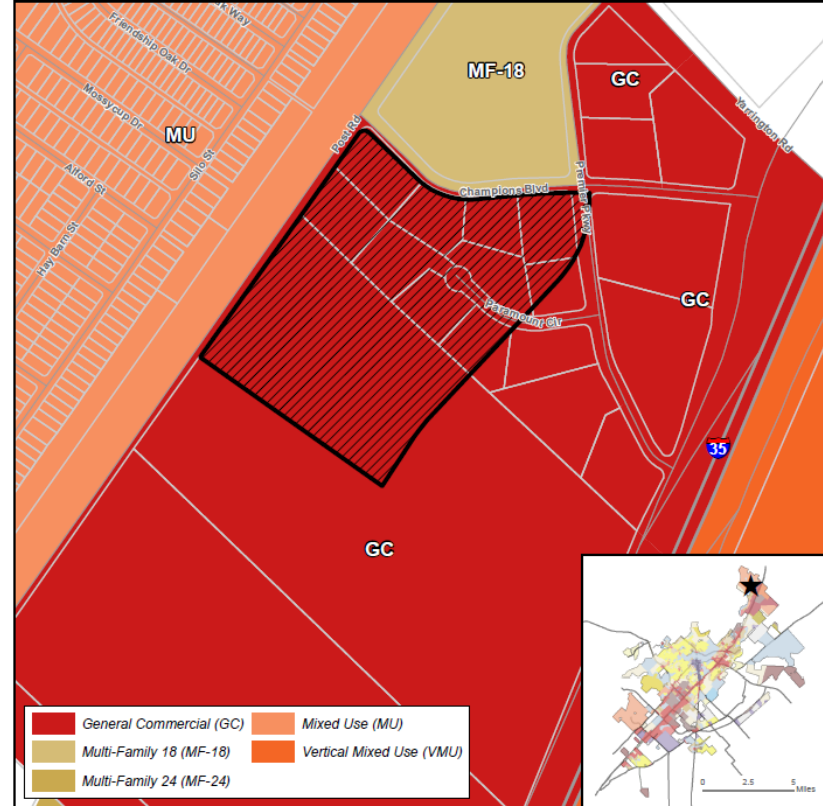




Context & History

- Existing Zoning:
General Commercial (GC)
 - Allows Light Commercial and Service-Related Establishments
- Proposed Zoning:
Character District - 4 (CD-4)
 - Allows for Variety of Residential Uses and Limited Commercial Uses at Corners

ZC-22-20 Existing Zoning Blanco Trace GC to CD-4 - West of the Premier Pkwy & Champions Blvd Intersection



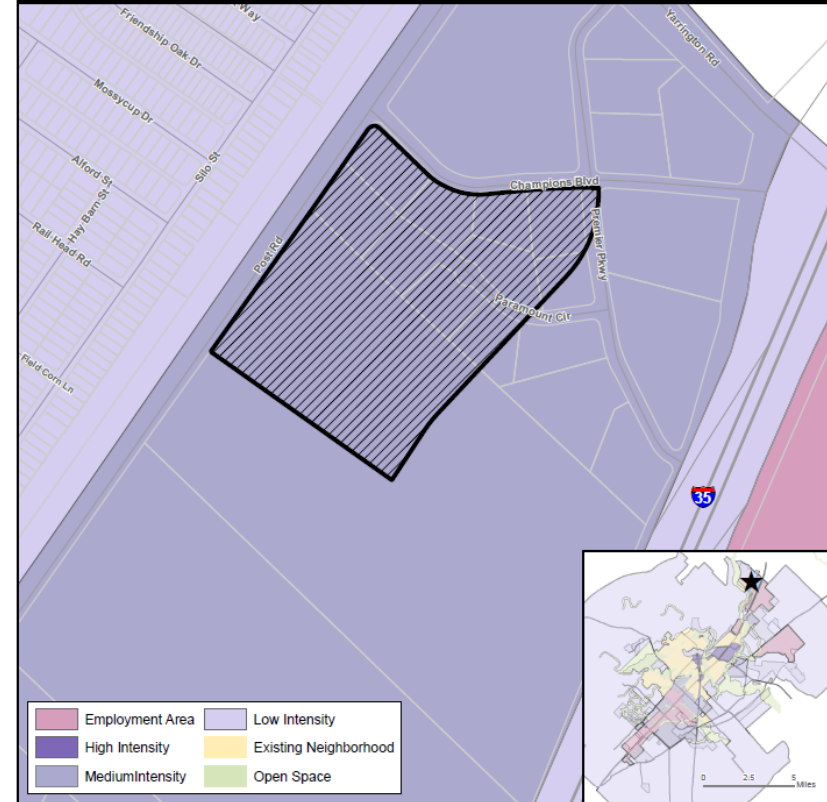


Comprehensive Plan Analysis

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)

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Preferred Scenario
Blanco Trace GC to CD-4 - West of the Premier Pkwy & Champions Blvd Intersection





Comprehensive Plan Analysis

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

Single-Family - 4.5 (SF-4.5) 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 |

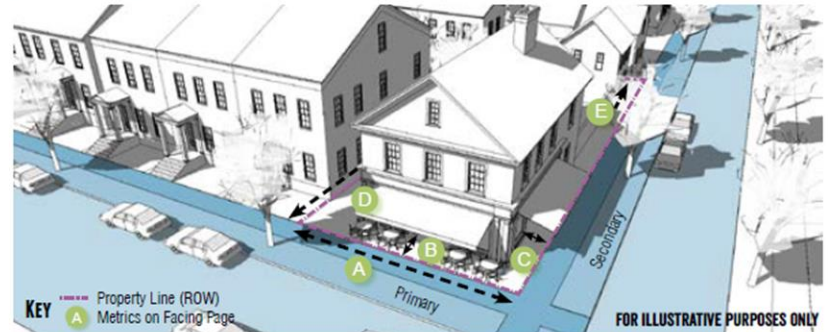


Zoning Analysis

- Variety of Residential Uses with Limited Commercial or Mixed Use on the Corners
- Cottage, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, Civic
- Residential, Public, and Limited Commercial Uses
- Multi-Family Permitted in CD-4

CD-4

SECTION 4.4.3.4 CHARACTER DISTRICT - 4



GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

DENSITY

Impervious Cover 80% max.

TRANSPORTATION

| | | |
|------------------|--|--|
| Block Perimeter | 2,400 ft. max | Section 3.6.2.1 |
| Streetscape Type | Residential Conventional Mixed Use | Section 3.8.1.10 Section 3.8.1.7 Section 3.8.1.8 |

BUILDING TYPES ALLOWED

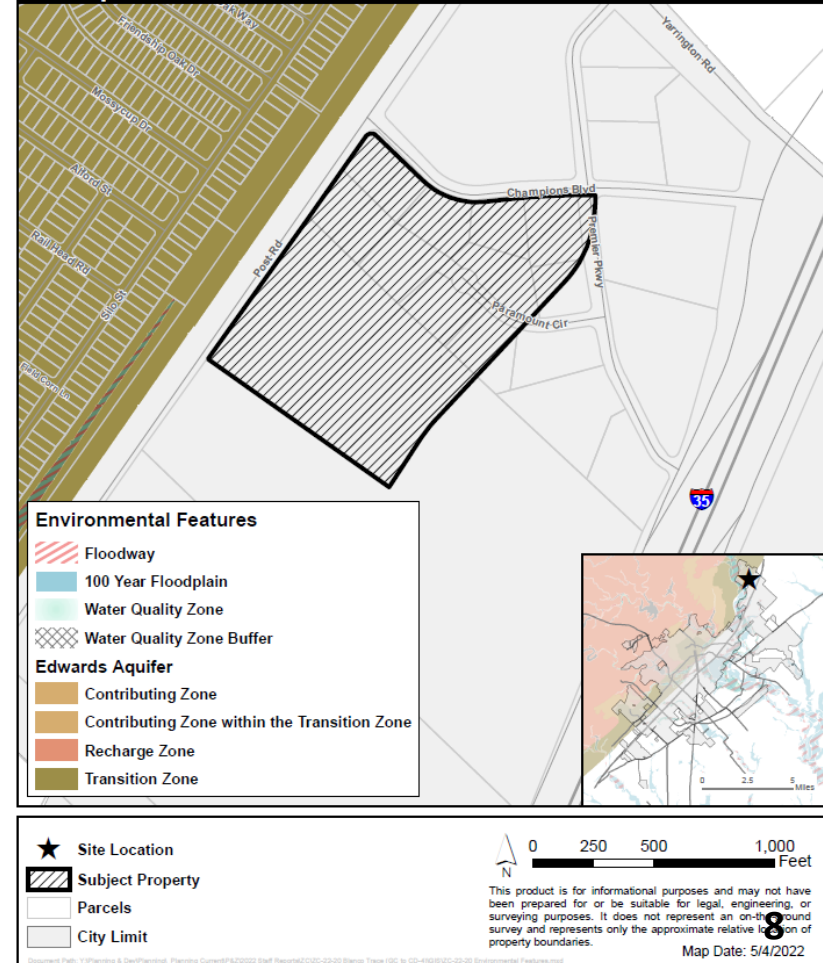
| | |
|------------------------|------------------|
| Accessory Dwelling | Section 4.4.6.1 |
| Cottage | Section 4.4.6.3 |
| Duplex | Section 4.4.6.5 |
| Townhouse | Section 4.4.6.7 |
| Courtyard Housing | Section 4.4.6.9 |
| Apartment | Section 4.4.6.10 |
| Live/ Work | Section 4.4.6.11 |
| Neighborhood Shopfront | Section 4.4.6.12 |
| Civic Building | Section 4.4.6.15 |



Environmental Analysis

- Not Located
 - In Floodplain
 - On Significant Slopes
 - Within a Sensitive Watershed

ZC-22-20
Environmental Features
Blanco Trace GC to CD-4 - West of the Premier Pkwy &
Champions Blvd Intersection

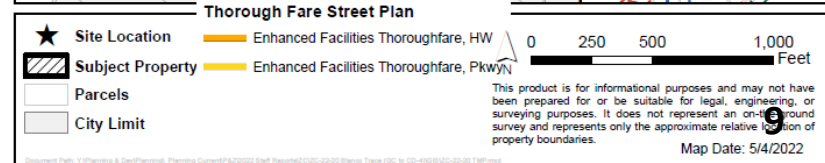
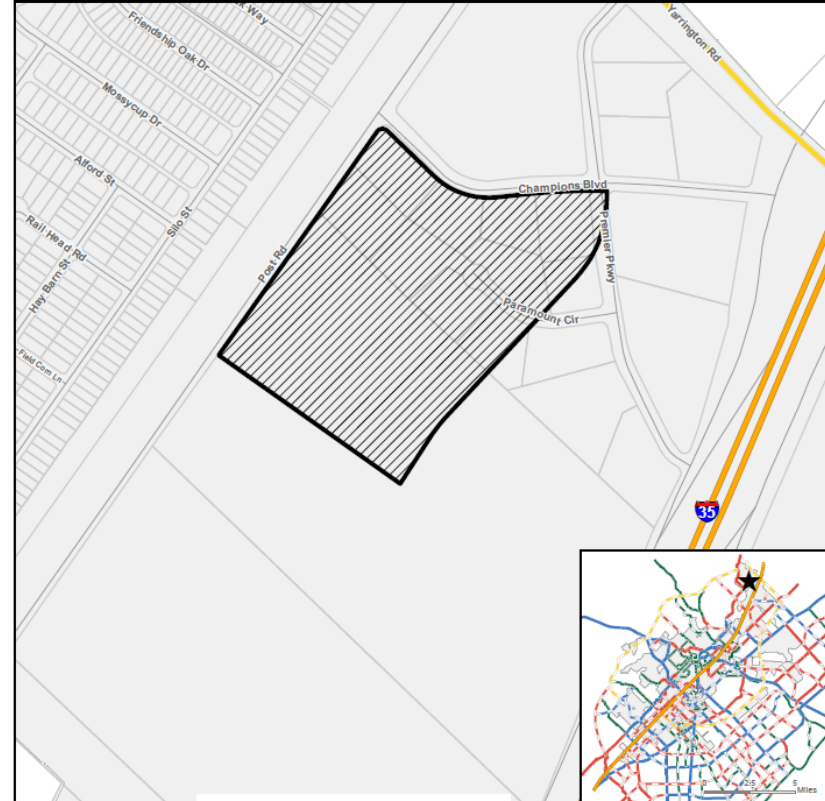




Infrastructure

- **Streets**
 - Streetscape Improvements
 - Transportation Master Plan
 - Block perimeter (2,400 feet)
 - Bicycle & Sidewalk connections
- **Utilities**
 - City of San Marcos Water / Wastewater
 - PEC

ZC-22-20 Transportation Master Plan Blanco Trace GC to CD-4 - West of the Premier Pkwy & Champions Blvd Intersection





Recommendation

- Planning and Zoning Commission recommended **approval** of the request as presented with a 7-0 vote.
- Staff recommends **approval** of the request as presented.



Zoning District Comparison Chart

| Topic | Existing Zoning: General Commercial (GC) | Proposed Zoning: Character District – 4 (CD-4) |
|---------------------------------------|---|---|
| Zoning Description | The GC 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 commercial uses within this district will have operation characteristics that are generally compatible with the CC, Community Commercial District. | The CD-4 District is intended to accommodate a variety of residential options including single-family, two family, and multifamily with limited commercial or mixed use on the corners. |
| Uses | Office, Service Uses, Retail, Commercial, etc. (See <i>Land Use Matrix</i>) | Residential, limited Commercial, limited Office. (See <i>Land Use Matrix</i>) |
| Parking Location | No location standards | No parking in the 1 st layer; Parking allowed in the 2 nd and 3 rd Layer |
| Parking Standards | Dependent upon use | Dependent upon use |
| Max Residential Units per acre | Residential uses are not allowed | N/A |
| Occupancy Restrictions | N/A | N/A |
| Landscaping | Tree and shrub requirements | Tree and shrub requirements |
| Building Height (max) | N/A | 3 stories |
| Setbacks | 20' minimum front, 15' side, and 5' rear | 5-12' front Setback, 5' side setback, 15' rear set back. |
| Impervious Cover (max) | 80% | 80% |
| Lot Sizes | Minimum 6,000 sf | 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. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area | Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area. Conventional: 6' sidewalk, street trees every 40' on center average, 7' planting area. Mixed Use: 8' sidewalk, street trees every 35' on center average, 7' planting area |
| Blocks | 3,000 ft. Block Perimeter Max | 2,400 ft. Block Perimeter Max |