



Public Hearing

ZC-23-10

Oak Creek FD to CD-5

Consider approval of Ordinance 2023-35, on the second of two readings, amending the Official Zoning Map of the City in Case No. ZC-23-10, by rezoning approximately 27.6 acres of land, more or less, out of the Cyrus Wickson Survey, Abstract No. 474, the John Frederick Geister Survey, Abstract No. 203, the Farnham Frye Survey, Abstract No. 183, and the Rebecca Brown Survey, Abstract No. 46, in Hays County, Texas, generally located at 2409 Old Bastrop Highway, from “FD” Future Development to “CD-5” Character District-5, or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



-
- 400ft Buffer**
- Subject Property**
- Parcel**
- 400ft Buffer**
- Site Location**
- San Marcos Planning and Development Services**
- Date: 3/3/2023**



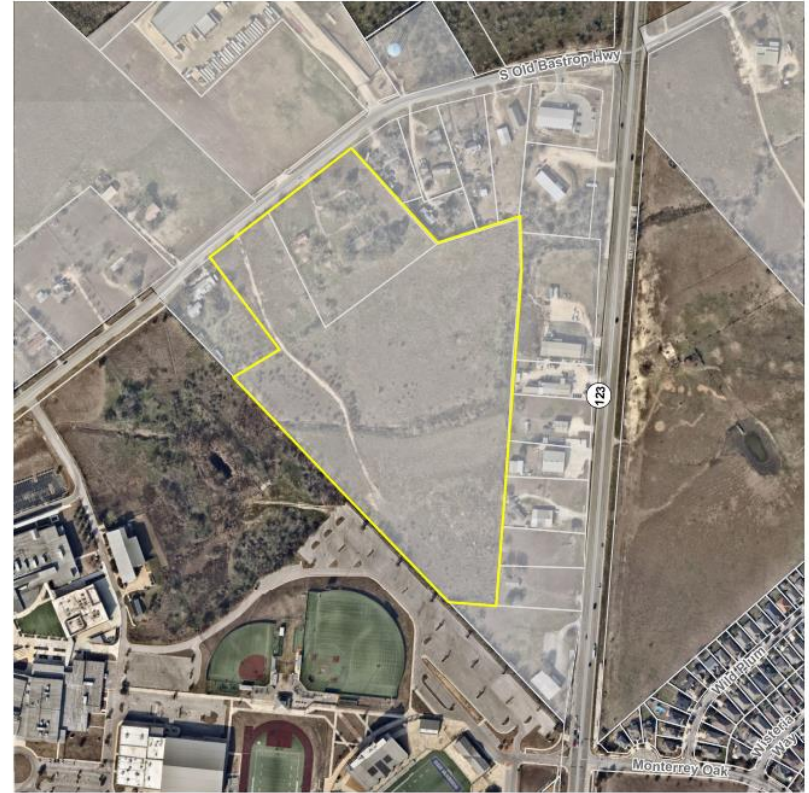
Context & History

- Land currently vacant
- Surrounding Uses
 - San Marcos High School
 - Commercial/ light industrial
 - Rural residential
 - Church

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Oak Creek CD-5 - 2409 S Old Bastrop Hwy

Aerial



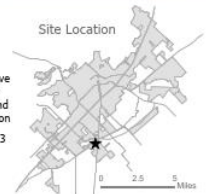
- Subject Property
- Parcel
- ETJ



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Date: 2/23/2023

SAN MARCOS Planning and Development Services





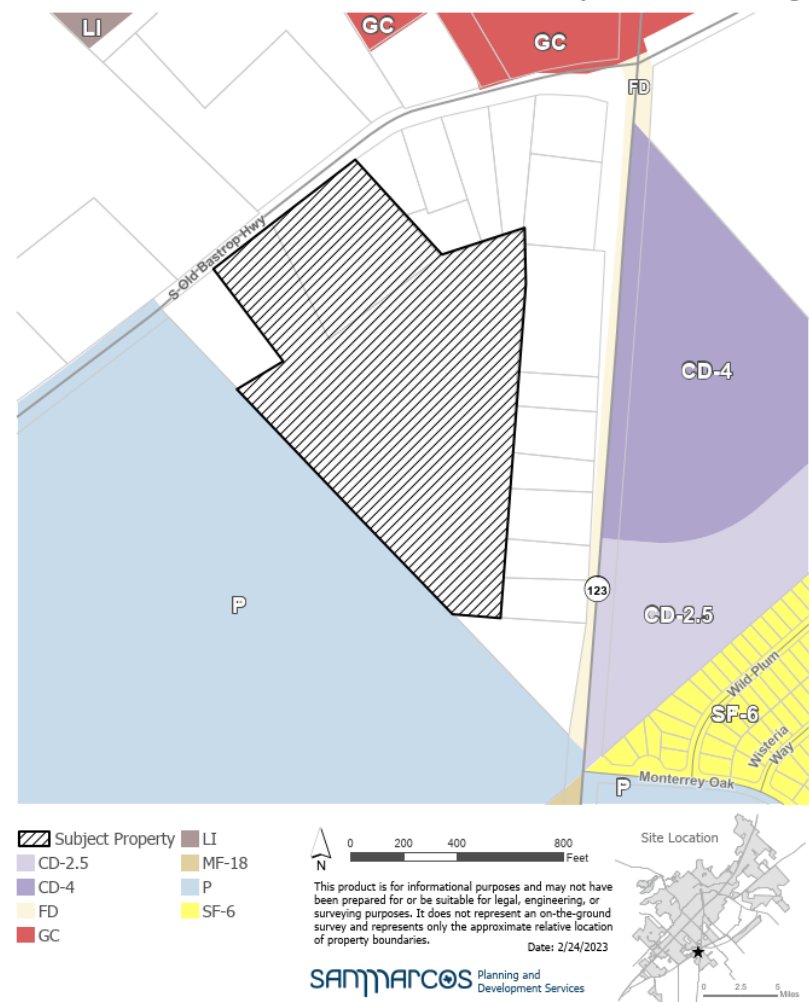
Context & History

- Existing Zoning:
Future Development (FD)
 - Intended to be a temporary zoning district upon annexation.
- Proposed Zoning:
Zoning District (CD-5)
 - Allows dense residential uses (such as multifamily) and some commercial uses.

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Oak Creek CD-5 - 2409 S Old Bastrop

Zoning





Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Medium Intensity (East Village)
- “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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Oak Creek CD-5 - 2409 S Old Bastrop

Preferred Scenario



- ▨ Subject Property
- Parcels
- Medium Intensity
- Low Intensity
- Existing Neighborhood



0 200 400 800 Feet

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Date: 2/24/2023

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Comprehensive Plan Analysis

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

“Character District-5” (CD-5) within a “Medium Intensity Zone.”

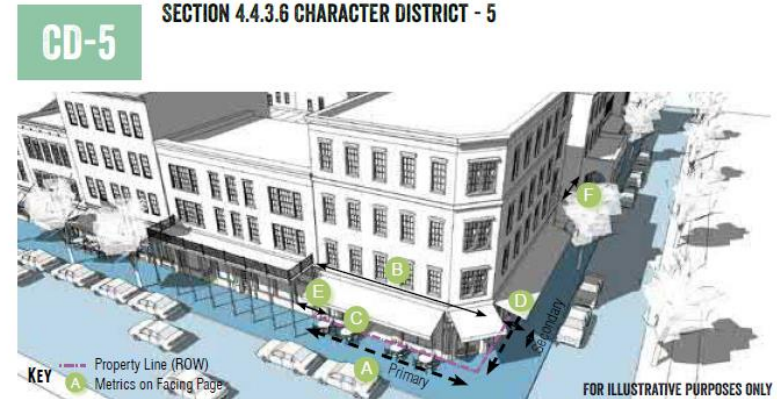
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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

- Promotes Mixed Use and Pedestrian-Oriented Activity
- Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building
- Higher Density Residential, Commercial, and Retail Uses



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 4.4.6.1
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

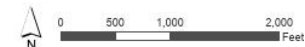
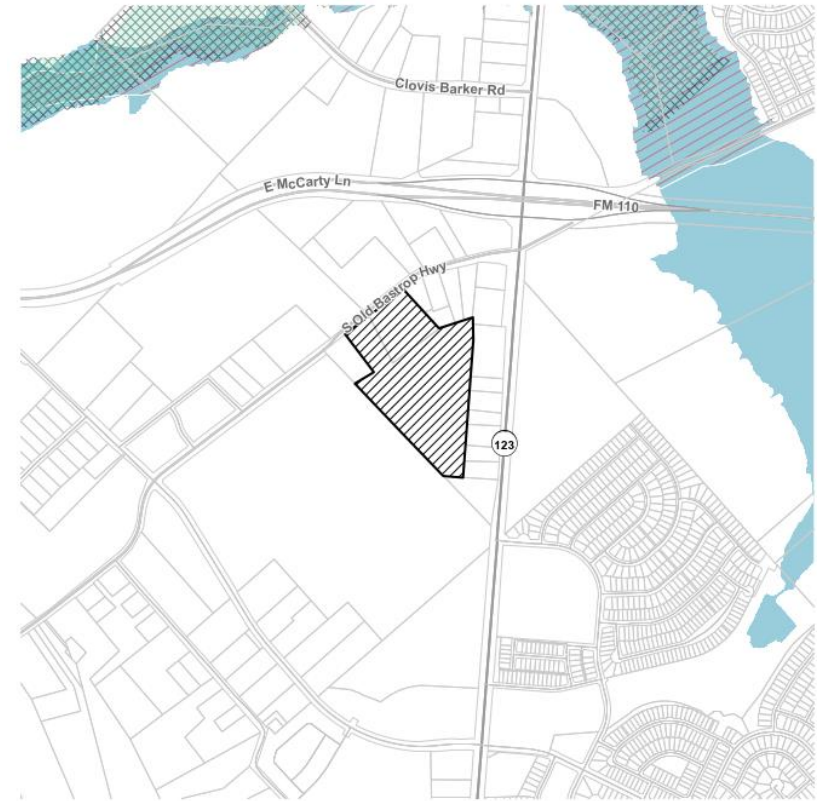


Environmental Analysis

- Not located within the floodway or 100-year floodplain.
- Not located within the Edwards Aquifer contributing zone, Recharge Zone, or Transition zone.
- Rated as Low-Moderately constrained on the Land Use Suitability Map.

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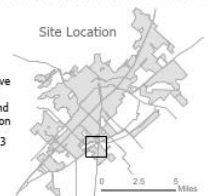
Oak Creek CD-5 - 2409 S Old Bastrop Environmental Features



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Date: 2/24/2023

SAN MARCOS Planning and Development Services





Infrastructure

- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (2,000 feet)
- Bicycle & Sidewalk connections

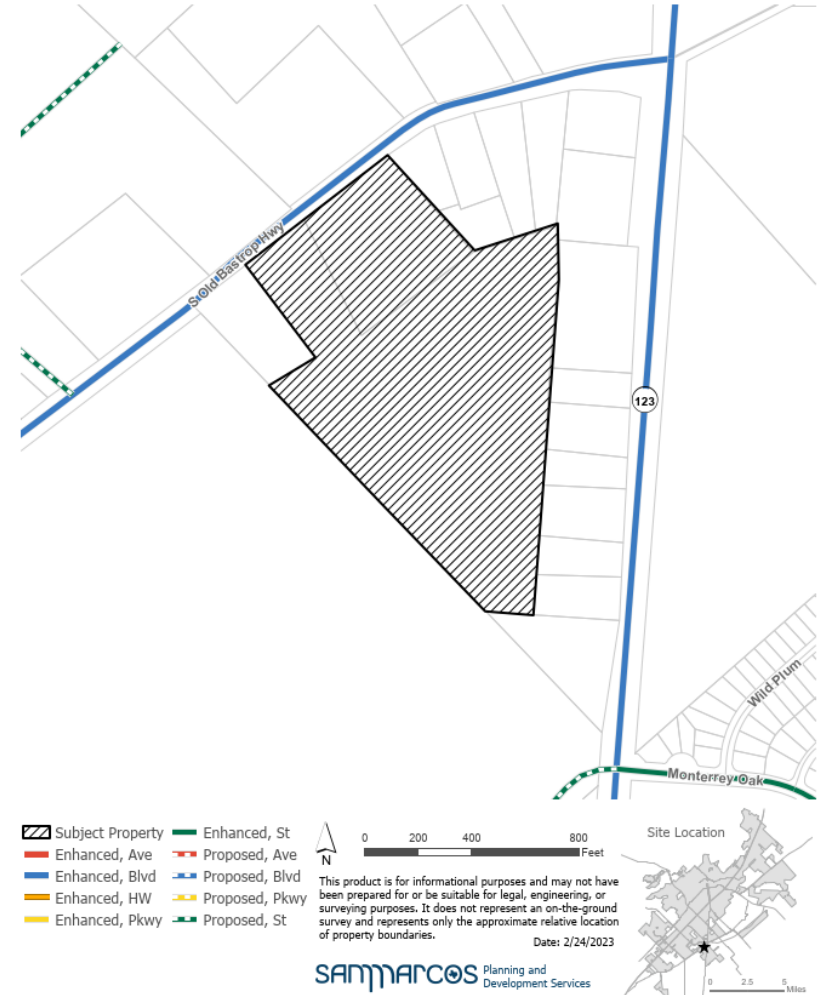
- **Utilities**

- City of San Marcos Water / Wastewater
- Bluebonnet Electric

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Oak Creek CD-5 - 2409 S Old Bastrop

Thoroughfare Plan





Recommendation

- At their March 28 meeting, the Planning and Zoning Commission recommended 9-0 to approve ZC-23-10.
- Staff recommended approval of ZC-23-10 as presented.



LEGEND

	PROPOSED PUBLIC ACCESS EASEMENT
	PROPOSED DETENTION AREA & OOD POND
	PROPOSED BENCH SEATING AREA
	5' SETBACK
	LIMITS OF BUFFER ZONE

UNIT TABLE

BUILDING TYPE	# OF BUILDINGS	TOTAL UNITS
36 UNIT	11	396
24 UNIT	7	168
TOTAL UNIT COUNT		564

PARKING TABLE

TOTAL SPACES	880
SPACES PER UNIT	1.53

ZONING GUIDE (CD-5)

CATEGORY	REQUIREMENT	PROPOSED
MAX HEIGHT	5 STORIES / 75'	3 STORIES / 40'
MAX BLOCK LENGTH	2,000'	1,990 LF
MAX IMP. COVER	100%	APPROX. 70%

Old Bastrop Road

San Marcos, Texas

Kimley»Horn

1251 Sadler Road
Building K, Suite 100
San Marcos, Texas 78666
State of Texas Registration No. F-628

OV



Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-5)
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-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	Residential / Agricultural (See <i>Land Use Matrix</i>)	Residential, Commercial, Office, etc. (See <i>Land Use Matrix</i>)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use	Dependent upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories	2 stories (min), 5 stories (max) *Additional stories can be allowed by City Council via alternative compliance
Setbacks	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	30%	100%
Lot Sizes	Minimum 2 acres lot area, Minimum 200 ft lot width	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.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max