

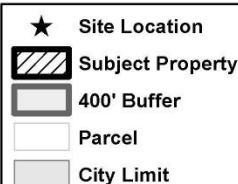
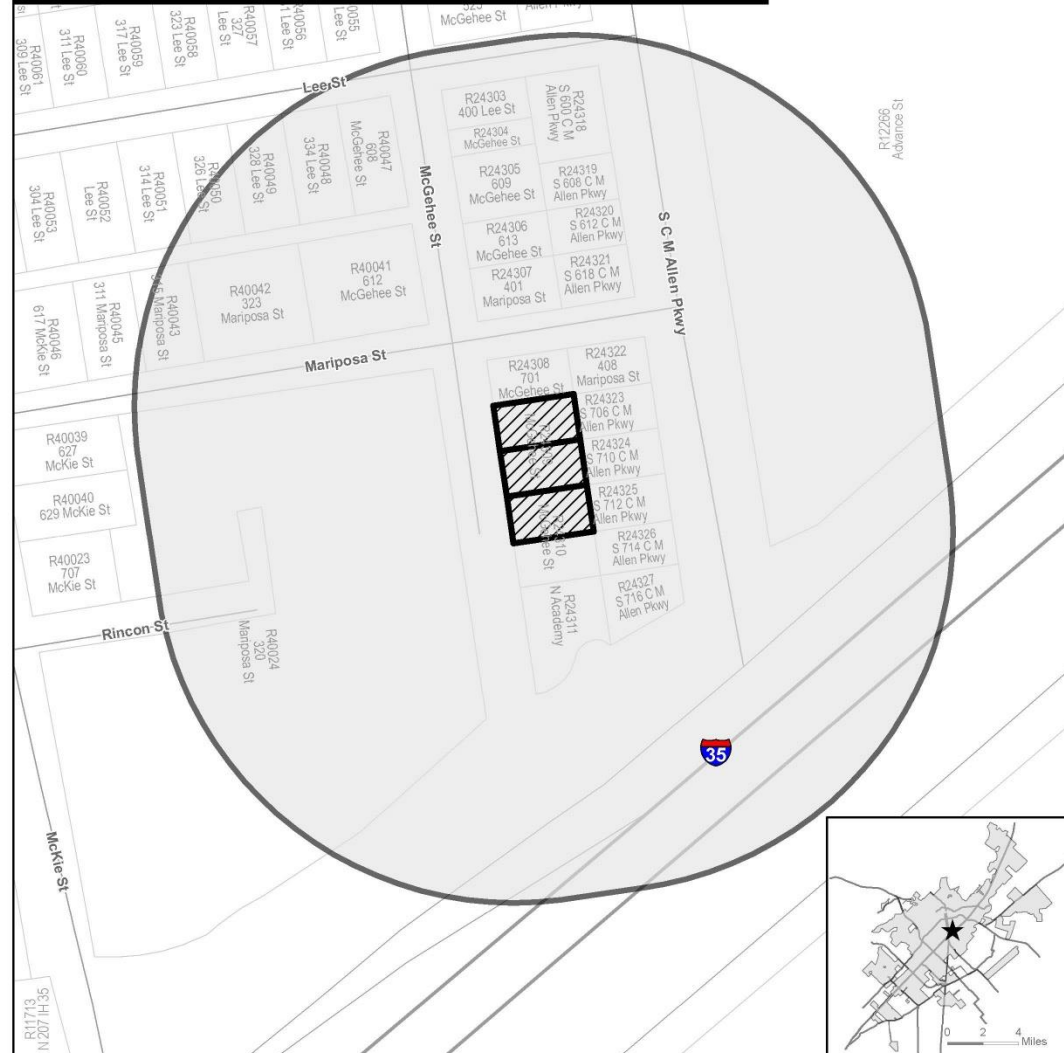
## **ZC-19-08 (700 Block McGehee Street)**

ZC-19-08 (700 Block McGehee Street) Hold a public hearing and consider a request by the City of San Marcos for a zoning change from “P” Public/Institutional to “SF-4.5” Single Family-4.5 for approximately 0.309 acres, more or less, legally known as Lots 18,19, and 20, JQ Cliett Addition, located in the 700 Block of McGehee Street, San Marcos, Texas. (S. Caldwell)

## Location:

- Approximately 0.30 acres.
- Located in the East Guadalupe neighborhood at the intersection of Mariposa and McGehee Streets
- Located in an “Existing Neighborhood” on the Comprehensive Plan Map

**ZC-19-08**  
**400' Notification Buffer**  
**P to SF 4.5 — 700 Block of McGehee St.**



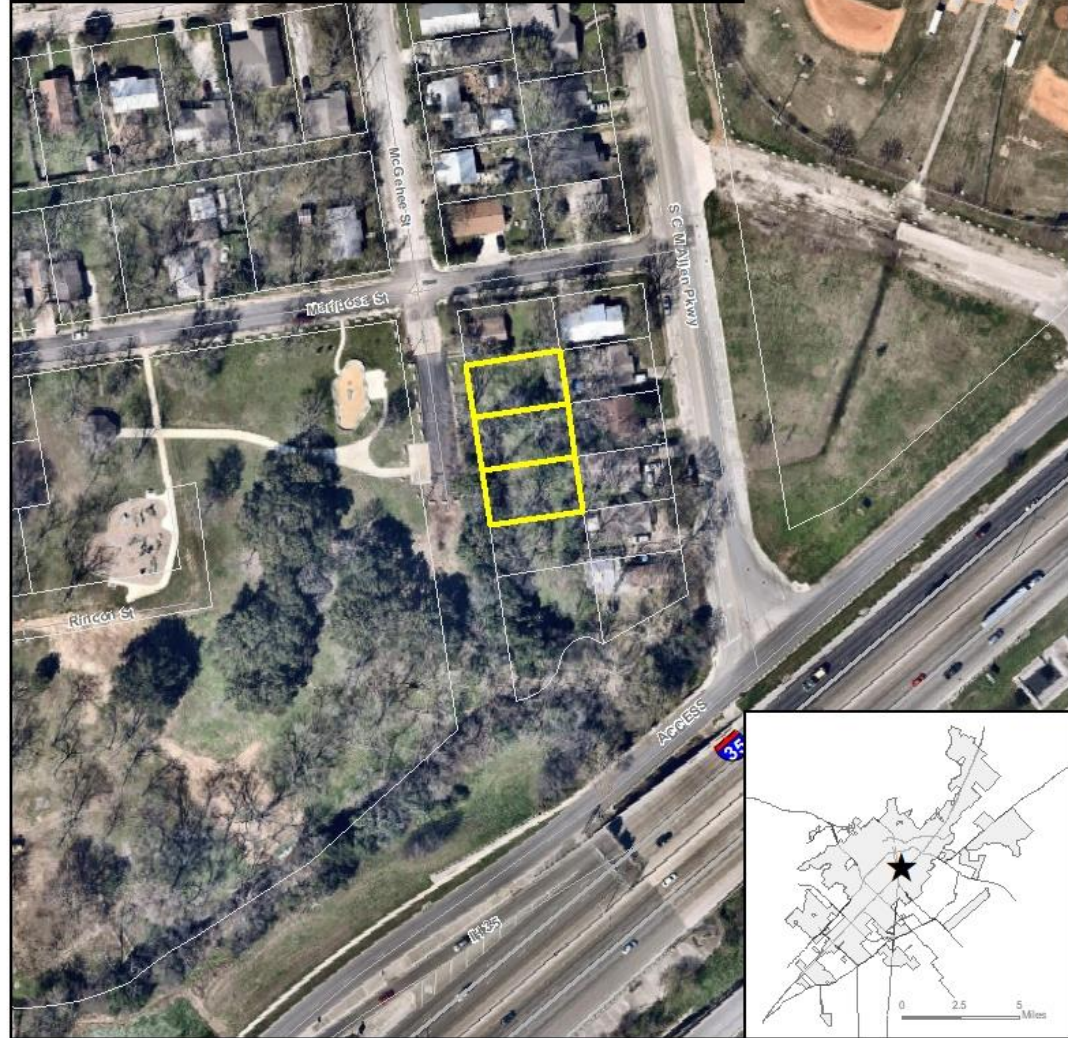
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Map Date: 4/29/2019

## Context & History

- **Existing Zoning:** Public and Institutional (P)
- **Proposed Zoning:** Single Family District, minimum 4,500 square foot lots (SF-4.5)
- Current P zoning is a nonresidential district intended to accommodate uses of a governmental, civic, public service, or public institutional nature
- Proposed SF-4.5 zoning will allow for construction of 3 single-family detached units

ZC-19-08  
Aerial View  
P to SF 4.5 — 700 Block of McGehee St.



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

0 75 150 300 Feet

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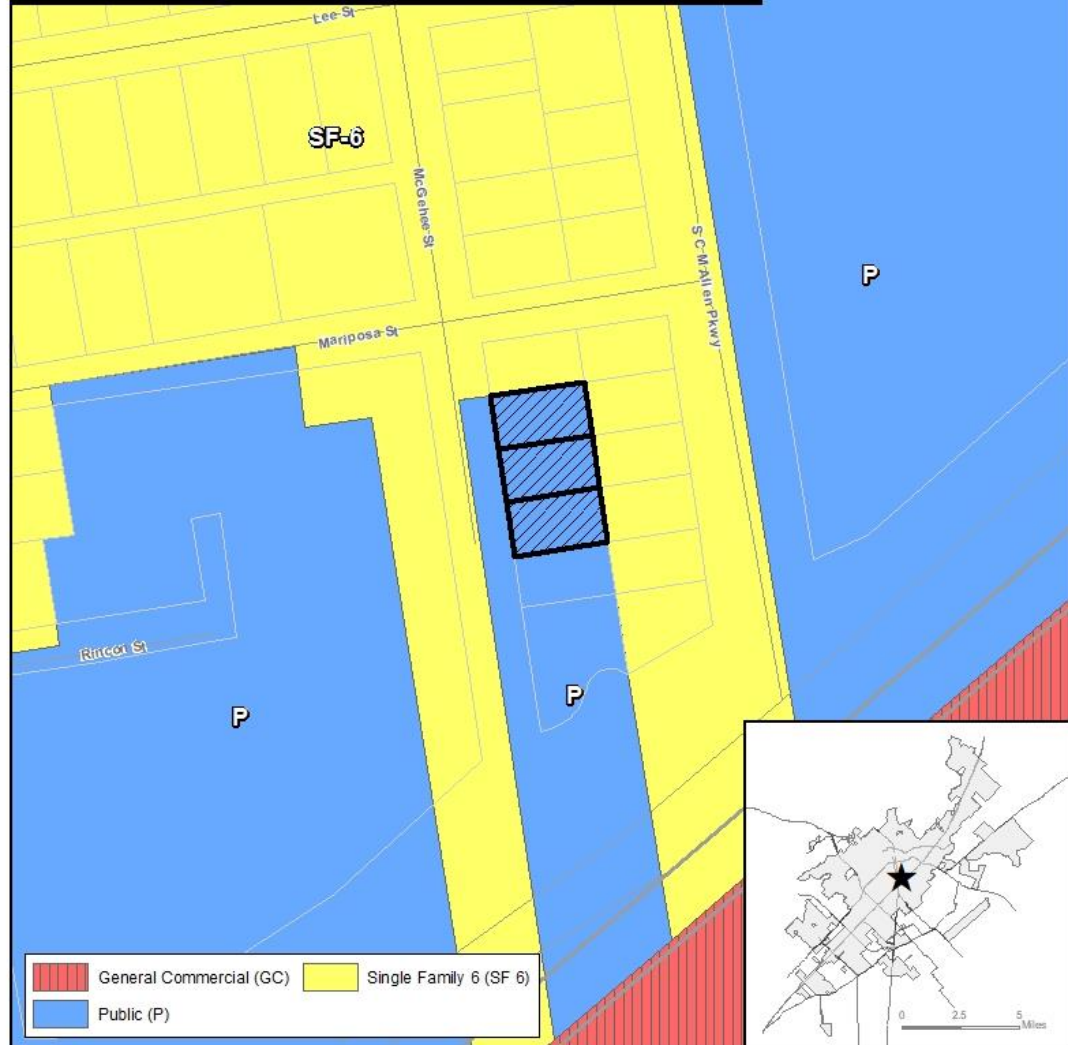
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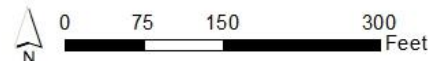
# Surrounding zoning

- **Single Family-6**
  - Single family detached houses with a minimum lot size of 6,000
- **Public and Institutional**
  - Veterans Park and Ramon Lucio Park
- **General Commercial**
  - I-35 Corridor (East side)

**ZC-19-08**  
Existing Zoning  
P to SF 4.5 — 700 Block of McGehee St.

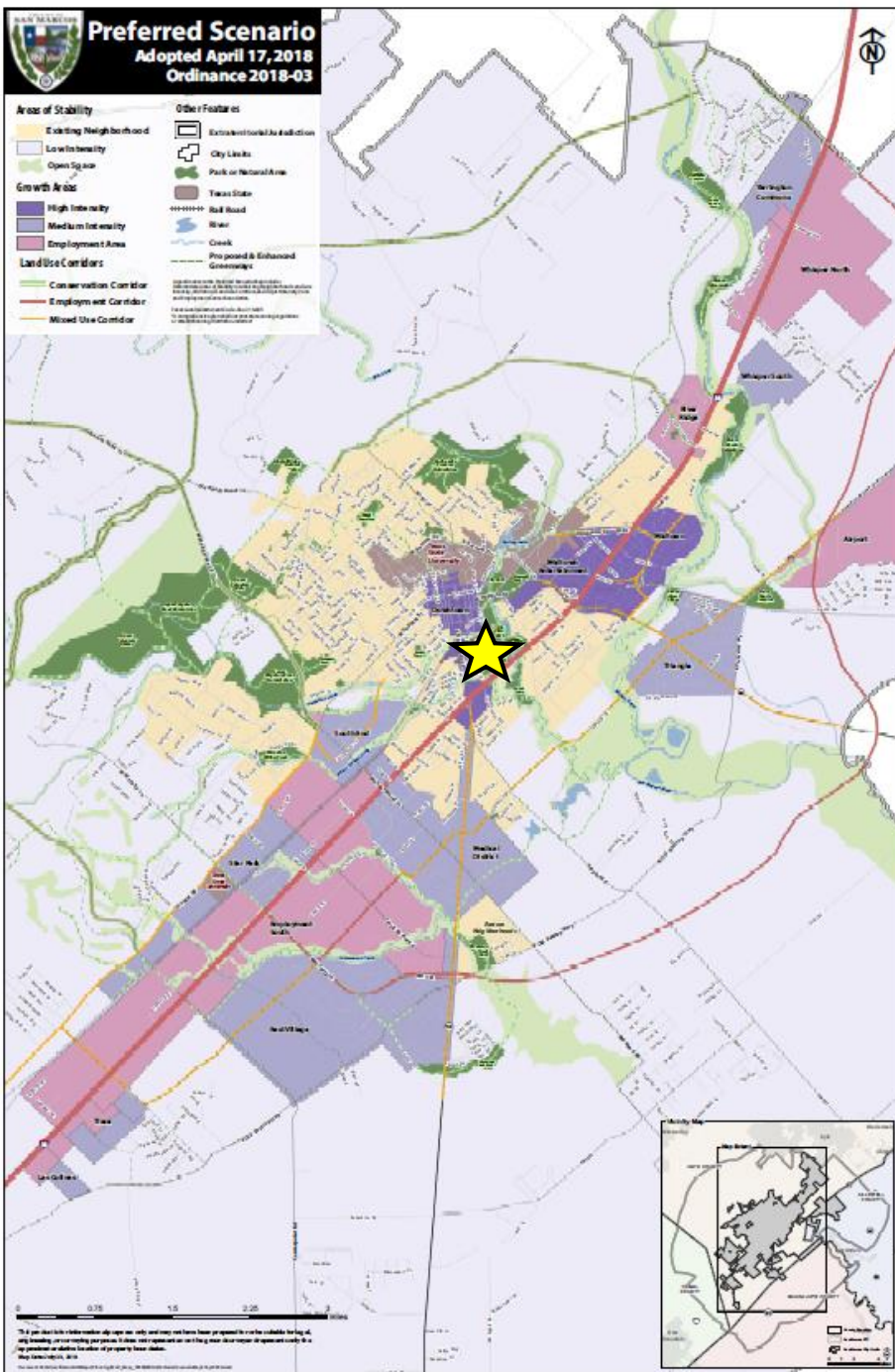


- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit



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Map Date: 4/18/2019



# Comprehensive Plan Analysis

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

**Located in an “Existing Neighborhood”**

*“Established, primarily residential area intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character” (4.1.1.6)*

# Comprehensive Plan Analysis

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

The City is requesting a “Single Family District-4.5” (SF-4.5) within an Existing Neighborhood. The Code directs us to consider the proposed amendment based on the Comprehensive Plan, criteria in the Code, and district intent statements.

**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	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

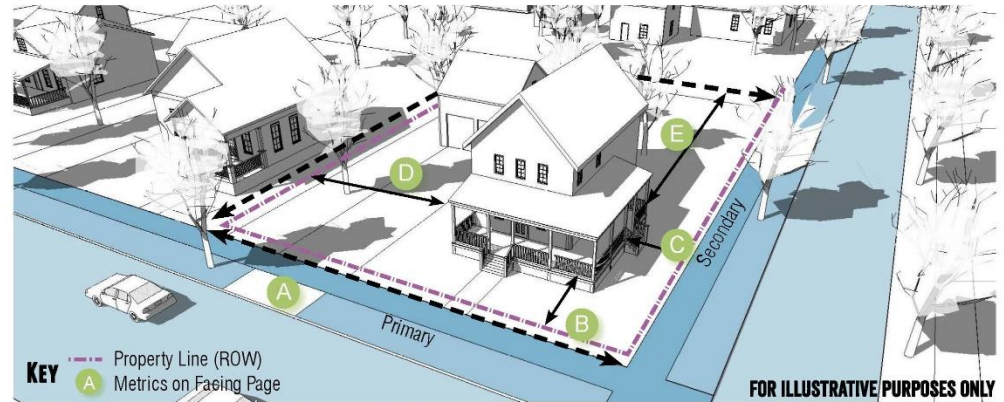


## SF-4.5 Zoning Analysis:

- SF-4.5 zoning is intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. It should be applied in existing neighborhoods that are dominated by single family residential zoning
- Allowed Building Types:** *House, Cottage, Civic, and Accessory Dwelling*
- Proposed rezoning to SF-4.5 is consistent with surrounding uses that are predominantly single-family

### SF-4.5

#### SECTION 4.4.1.4 SINGLE FAMILY - 4.5



#### GENERAL DESCRIPTION

The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.

#### DENSITY

Units Per Gross Acre	7.5 max.
Impervious Cover	60% max.
Occupancy Restrictions	Section 5.1.4.1

#### TRANSPORTATION

Block Perimeter	3,000 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

#### BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage	Section 4.4.6.3
Civic	Section 4.4.6.15

## Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from Public and Institutional (P) to Single Family-4.5 (SF-4.5).



Topic	Existing Zoning District: Public/Institutional (P)	Proposed Zoning District: Single Family District-4.5 (SF-4.5)
<b>Zoning Description</b>	The P, Public and Institutional District is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities, state colleges and universities. The review of the location for public facilities is intended to facilitate the coordination of community services while minimizing the potential disruption of the uses of nearby properties. This district is intended for properties used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities.	The SF-4.5 district is intended to accommodate single family detached houses with a minimum lot size of 4,500 square feet. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian use. Uses that would substantially interfere with the residential nature of the district are not allowed.
<b>Uses</b>	Civic/Institutional/Government	Single Family Detached
<b>Parking</b>	2 spaces per dwelling unit (Single Family)	2 spaces per dwelling unit (Single Family)
<b>Max Residential Units per acre</b>	24 units per acre (max)	7.5 units per acre (max)
<b>Occupancy Restrictions</b>	Not Required	Required
<b>Building Height (max)</b>	4 stories max, taller structure may be approved by Conditional Use Permit	2 stories max, 35 ft. max
<b>Setbacks</b>	Principal street = 25' min; Secondary Street = 15'; Side = 7.5'; Rear = 5'	Principal Street = 20' min; Secondary Street = 15' min; Side = 5' min; Rear = 15' min
<b>Impervious Cover (max)</b>	80%	60%
<b>Lot Sizes</b>	No minimum or maximum lot area.	4,500 sq.ft. (min)
<b>Streetscapes</b>	Conventional (6' sidewalk, street trees every 40' on center average, 7' planting area)	Residential (5' sidewalk, street trees every 40' on center average, 7' planting area)
<b>Blocks</b>	3,000 ft. perimeter max	3,000 ft. perimeter max

## ZC-19-08 Preferred Scenario P to SF 4.5 — 700 Block of McGehee St.



## ZC-19-08 Environmental Features P to SF 4.5 — 700 Block of McGehee St.

