



Public Hearing

ZC-21-10

La Cima Amenity Center Zoning FD to SF-4.5

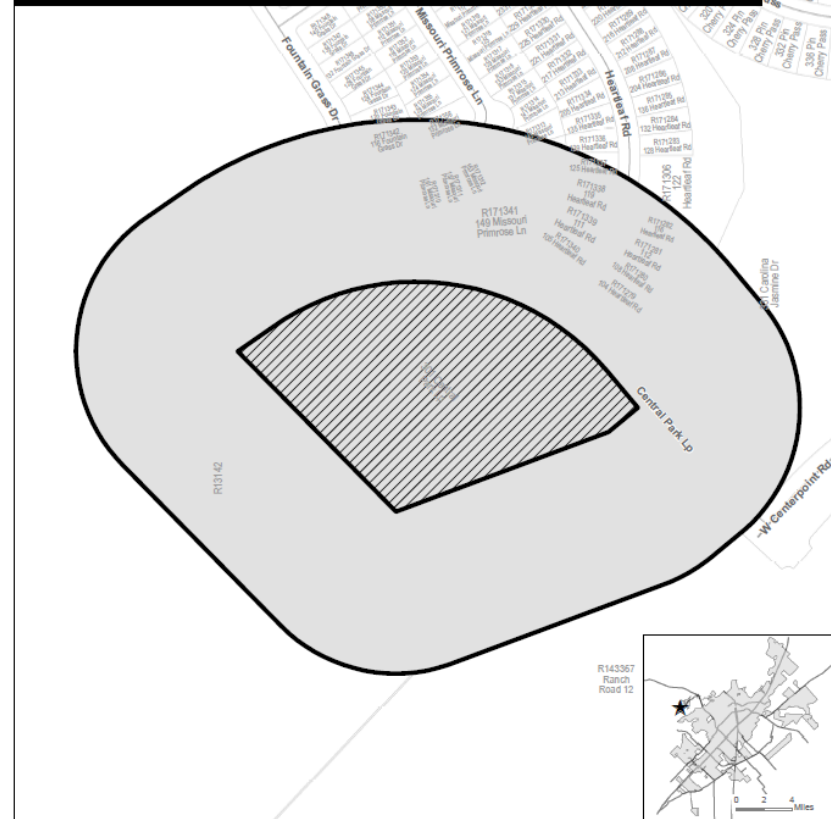
Hold a public hearing and consider a request by LCSM Ph 3, LLC for a zoning change from “FD” Future Development to “SF-4.5” Single-Family - 4.5, or subject to consent of the owner, another less intense zoning district classification, for approximately 7.77 acres, described as Lot 1, Block A, La Cima Amenity Center, located at 301 Central Park Loop.



Property Information

- Approximately 7.77 acres
- North of the W Centerpoint Rd and Central Park Loop Intersection
- Not Currently Located within City Limits

ZC-21-10
400' Notification Buffer
La Cima Amenity Center — 301 Central Park Loop



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



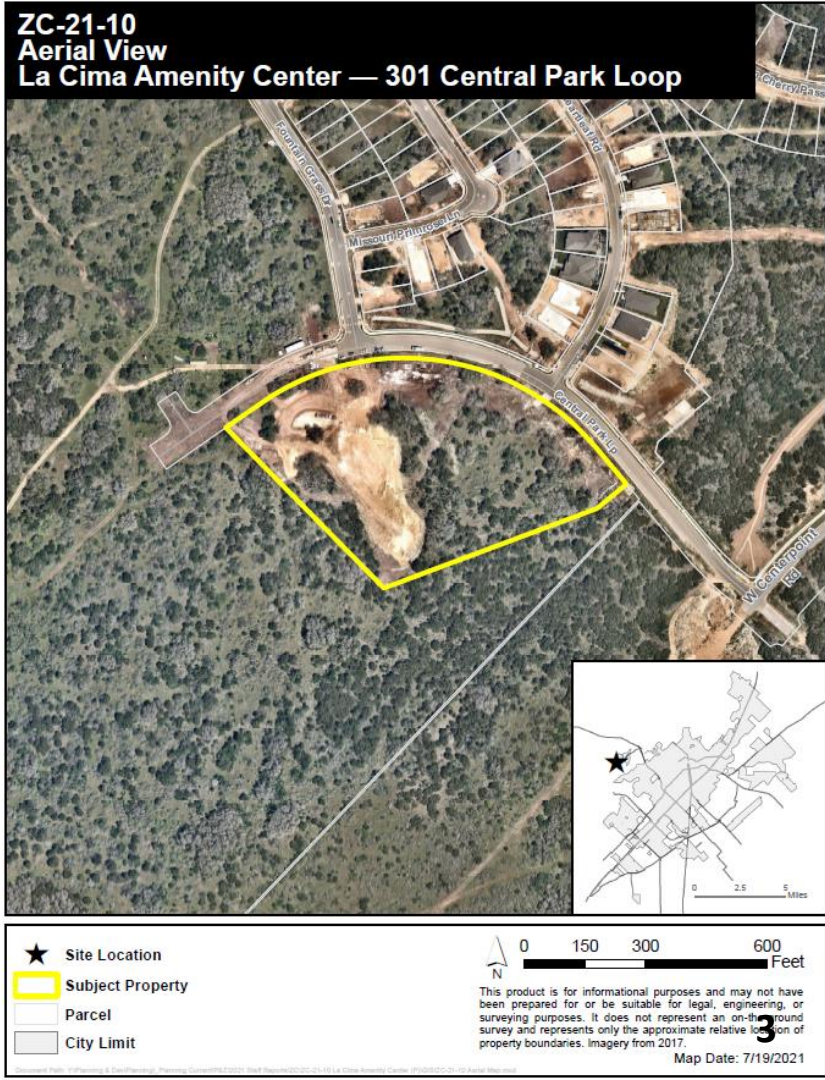
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 7/19/2021



Context & History

- Currently Vacant
- Surrounding Uses
 - Single Family
 - Vacant
- Developed Pursuant to La Cima DA, 2021-126R

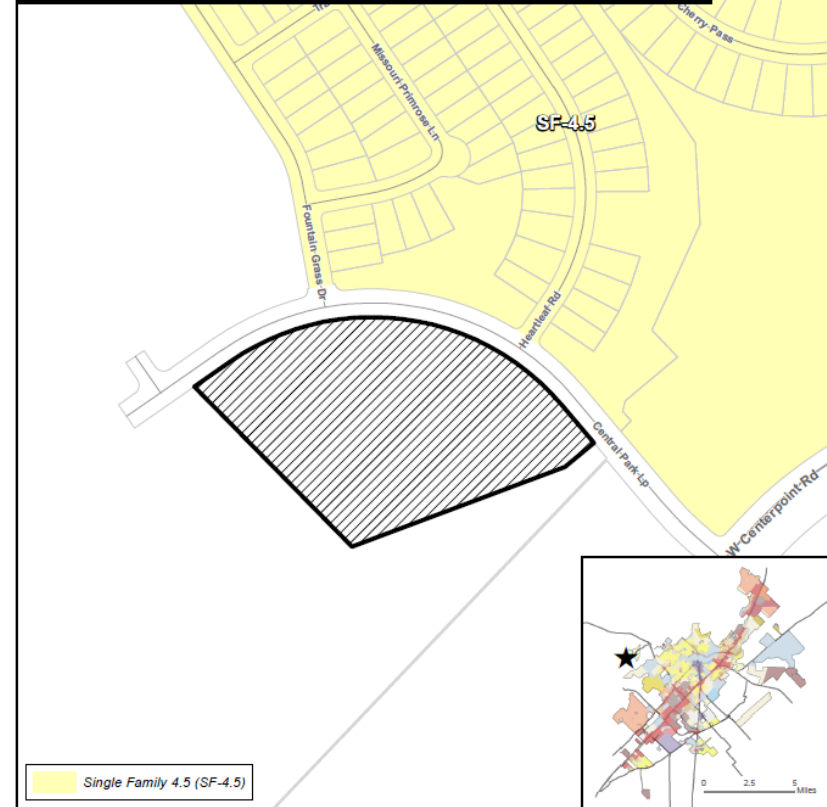




Context & History

- Existing Zoning:
Outside City Limits (ETJ)
- Proposed Zoning:
Single Family - 4.5 (SF-4.5)
 - Residential and Accessory
Uses

ZC-21-10
Existing Zoning
La Cima Amenity Center — 301 Central Park Loop



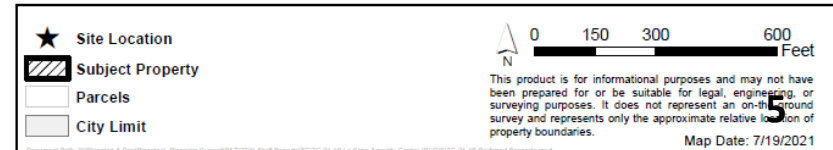
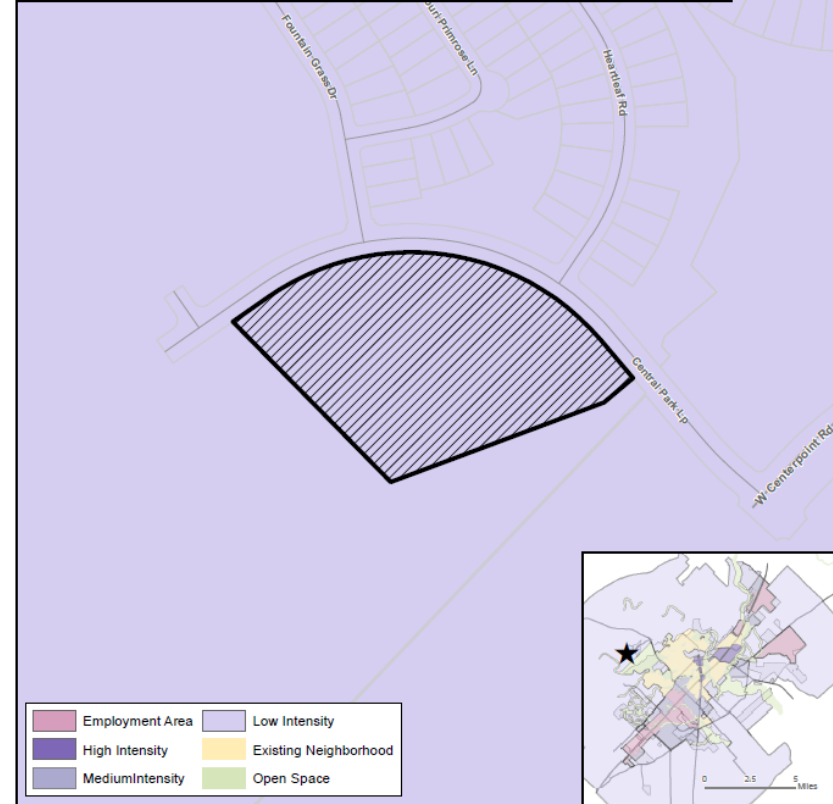


Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Low Intensity Zone
- Being located in an area of stability does not mean that these areas should or will not change. It means that any changes, whether new developments, zoning requests, or public improvements, should be carefully planned and implemented so that the character of the area remains.

ZC-21-10
Preferred Scenario
La Cima Amenity Center — 301 Central Park Loop





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 Low Intensity Zone

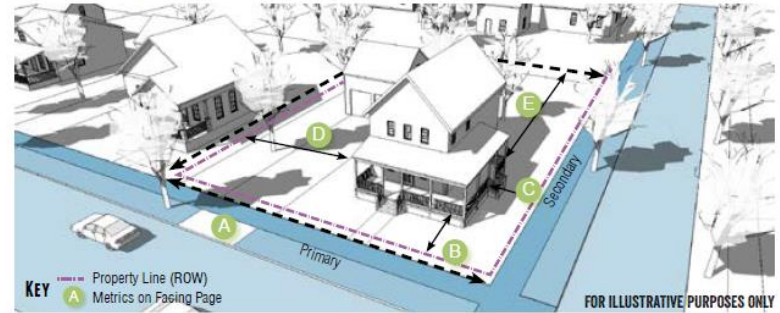
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

| 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 |



- SF Detached Houses w/ Minimum 4,500 sf Lot Size & Uses Which Do Not Interfere w/ SF
- House, Accessory Dwelling Unit, Civic Building
- Single-Family & Common Accessory Uses
- Amenity Center for Private Use

SECTION 4.4.1.4 SINGLE FAMILY - 4.5



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.

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

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

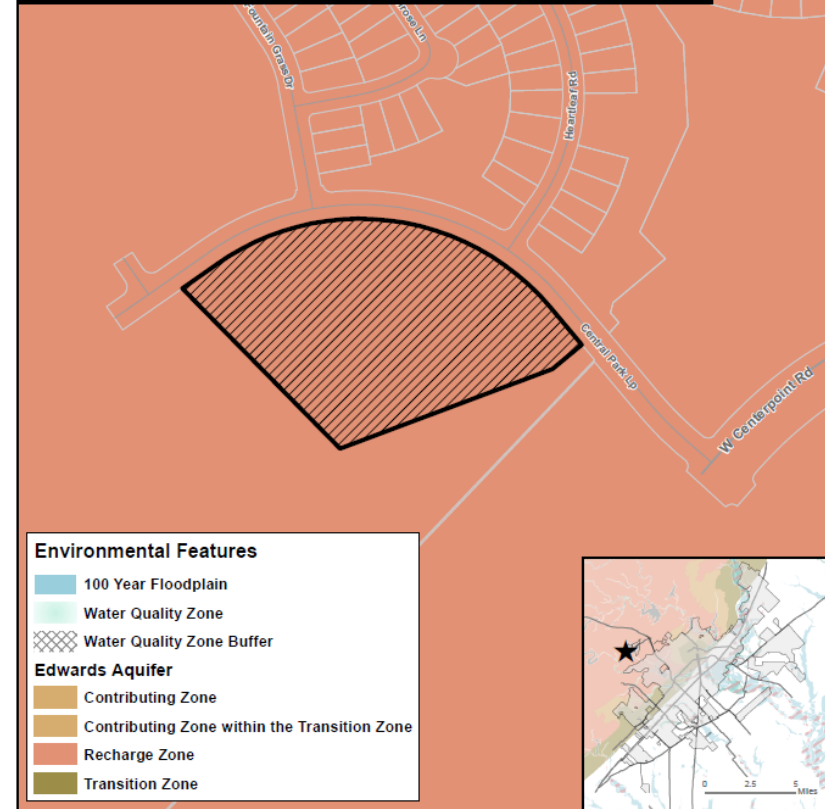
| | |
|--------------------|------------------|
| Accessory Dwelling | Section 4.4.6.1 |
| House | Section 4.4.6.2 |
| Civic | Section 4.4.6.14 |



Environmental Analysis

- Is Located within Recharge Zone;
- DA provides standards to mitigate impact to natural features

ZC-21-10 Environmental Features La Cima Amenity Center — 301 Central Park Loop





Infrastructure

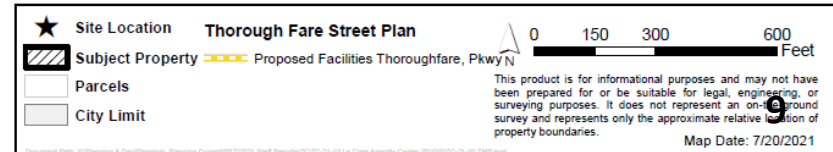
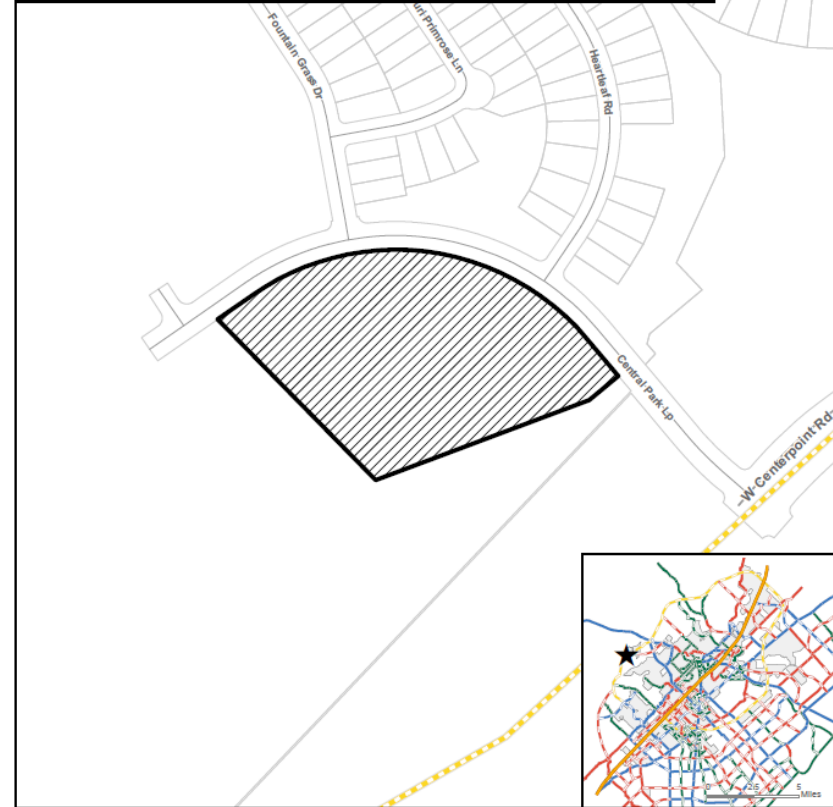
- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block perimeter (3,000 feet)
- Bicycle & Sidewalk connections

- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric

ZC-21-10 Transportation Master Plan La Cima Amenity Center — 301 Central Park Loop





Recommendation

- Planning and Zoning Commission recommended **approval** of the request as presented with an 8-0 vote.
- Staff recommends **approval** of the request as presented.



Zoning District Comparison Chart

| Topic | Existing Zoning: Future Development (FD) | Proposed Zoning: Single Family – 4.5 (SF-4.5) |
|--------------------------------|--|--|
| 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 SF-4.5 district is primarily intended to accommodate single family detached houses. Characterized by smaller landscaped areas with moderate setbacks and more frequent pedestrian uses. Uses that would substantially interfere with the residential nature of the district are not allowed. |
| Uses | Residential / Agricultural (<i>See Land Use Matrix</i>) | Residential. (<i>See Land Use Matrix</i>) |
| Parking Location | No location standards | No location standards |
| Parking Standards | Dependent upon use | 2 spaces per dwelling unit (Single Family Detached) |
| Max Residential Units per acre | 0.4 units per acre (max) | 7.5 units per acre (max) |
| Occupancy Restrictions | N/A | Restricted to a family and up to one other person who is not related to any of the other family members by blood, legal adoption, marriage, or conservatorship |
| Landscaping | Tree and shrub requirements | Tree and shrub requirements |
| Building Height (max) | 2 stories | 2 stories |
| Setbacks | 50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear | 20' primary street & 15' secondary street front Setback, 5' side setback, 15' rear set back. |
| Impervious Cover (max) | 30% | 60% |
| Lot Sizes | Minimum 2 acres lot area, Minimum 200 ft lot width | Allows for a minimum 4,500 sq. ft. lot size |
| 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. | Residential Street: 5' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required. |
| Blocks | No Block Perimeter Required | 3,000 ft. Block Perimeter Max |