



Public Hearing

ZC-22-12

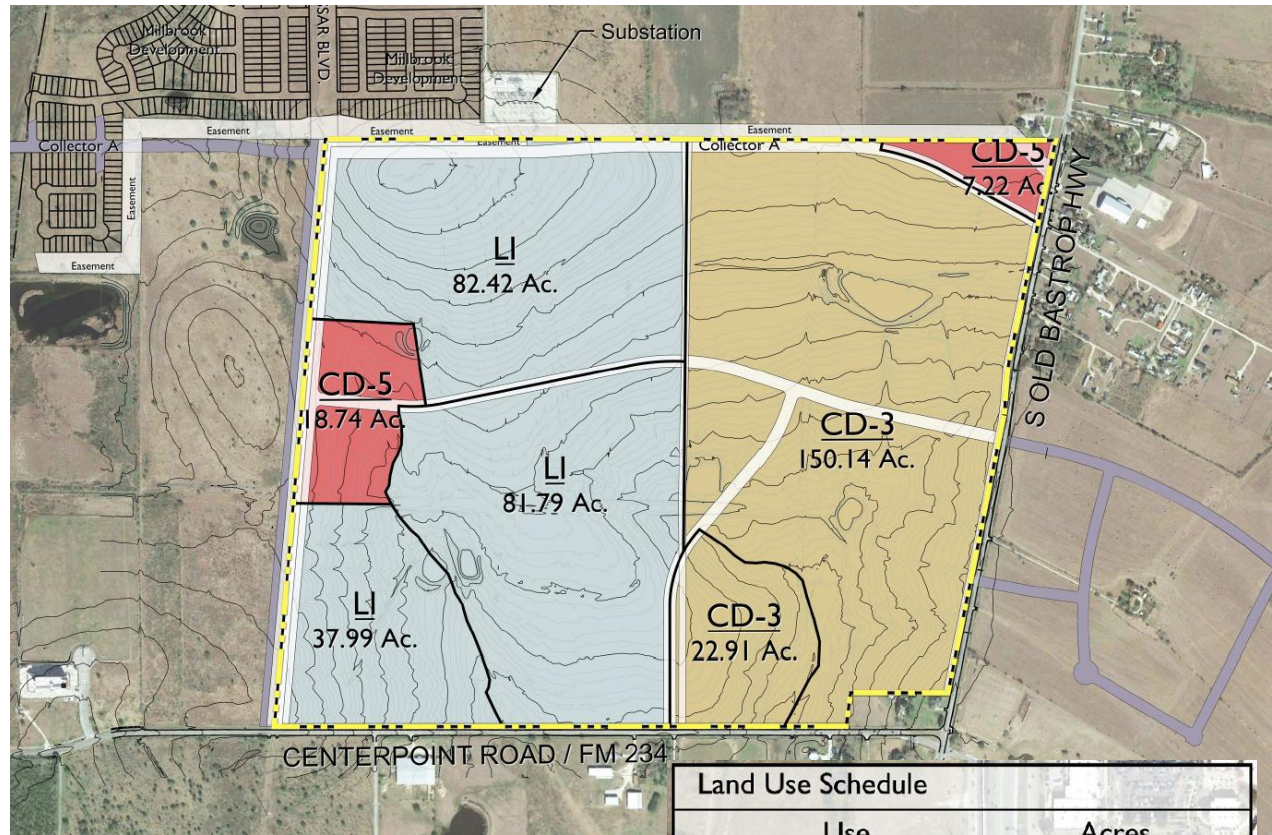
(Gas Lamp at Centerpoint Rd. / SC to CD-3)

Consider approval of Ordinance 2022-59, on the second of two readings, amending the official zoning map of the City in Case No. ZC-22-12, approximately 173.05 acres generally located at the northwest corner of the Centerpoint Rd. & S. Old Bastrop Hwy Intersection, from Smart Code (SC) to Character District 3 (CD-3), or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



Related Apps

- ZC-22-10:
 - 202.2 acres / LI
- ZC-22-12:
 - 173.05 acres / CD-3
(was 150.14 ac)
- ZC-22-13:
 - 27.96 acres / CD-5
(was 48.87 ac)

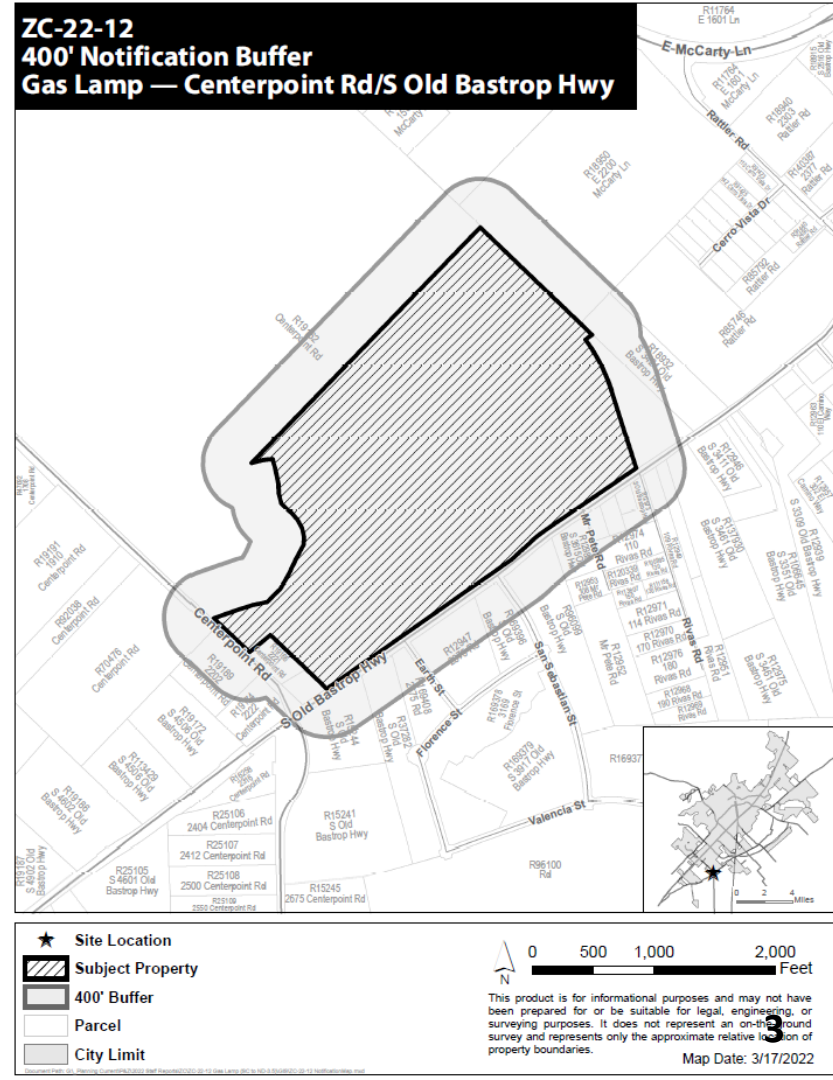


Land Use Schedule	
Use	Acres
LI	202.20 Ac.
CD-3	173.05 Ac.
CD-5	27.96 Ac.
Total	401.21 Ac.



Property Information

- Approximately 150 acres
- Northwest corner of the Centerpoint Rd. & S. Old Bastrop Hwy Intersection
- Located within the City Limit

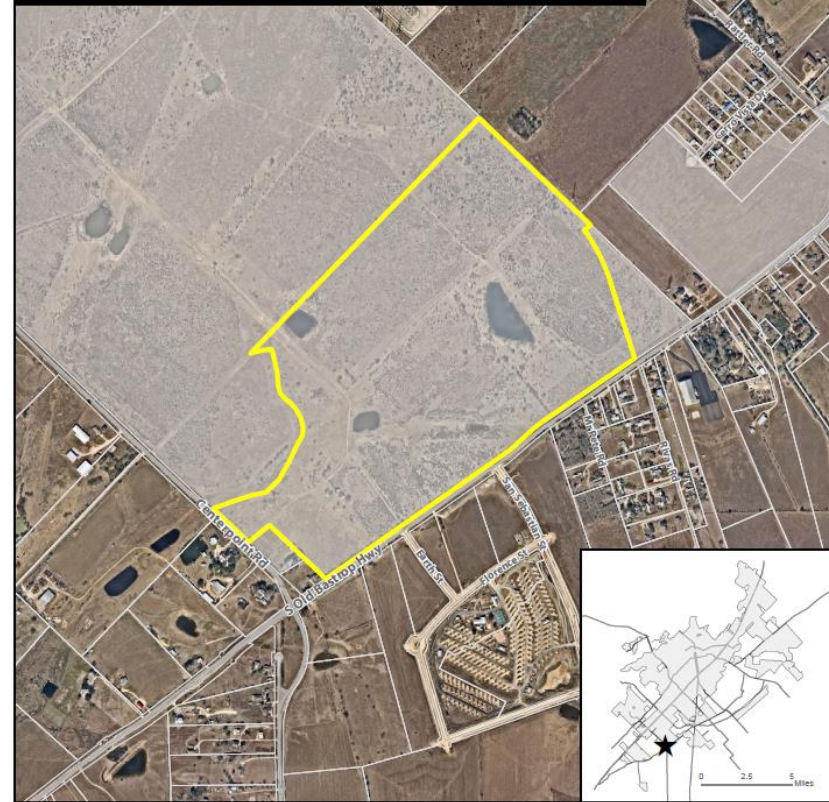




Context & History

- Currently Vacant
- Surrounding Uses
 - Single Family, Vacant

ZC-22-12
Aerial View
Gas Lamp — Centerpoint Rd/S Old Bastrop Hwy



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

0 500 1,000 2,000 Feet

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. Imagery from 2017.

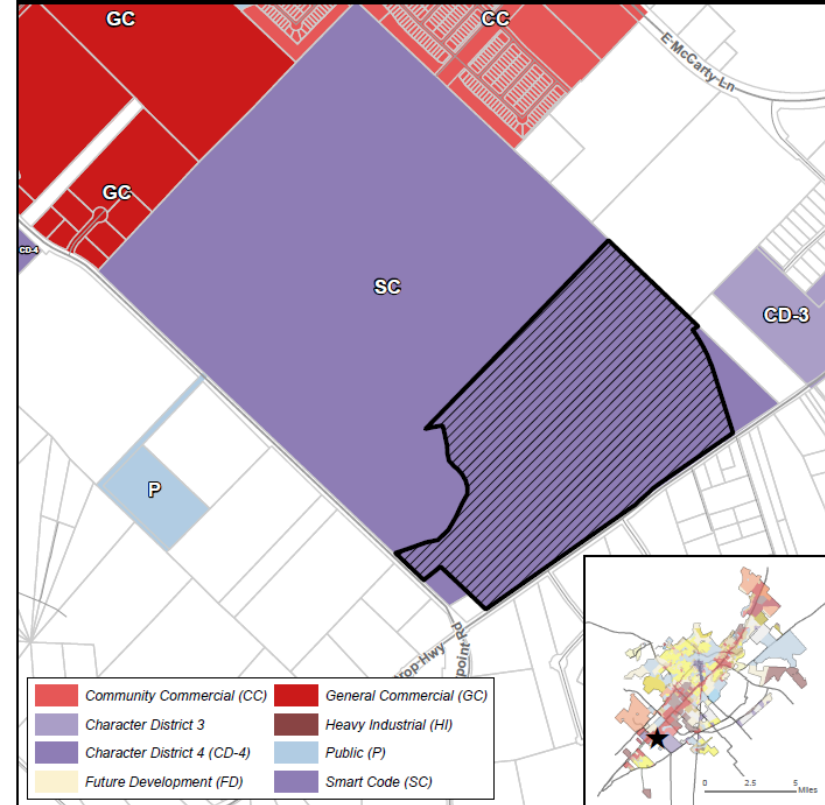
Map Date: 3/17/2022



Context & History

- Existing Zoning:
Smart Code (SC)
 - Varies by Transect Zone
- Proposed Zoning:
Character District 3 (CD-3)
 - Primarily single-family homes & other small scale residential uses

ZC-22-12
Existing Zoning
SC to CD-3 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



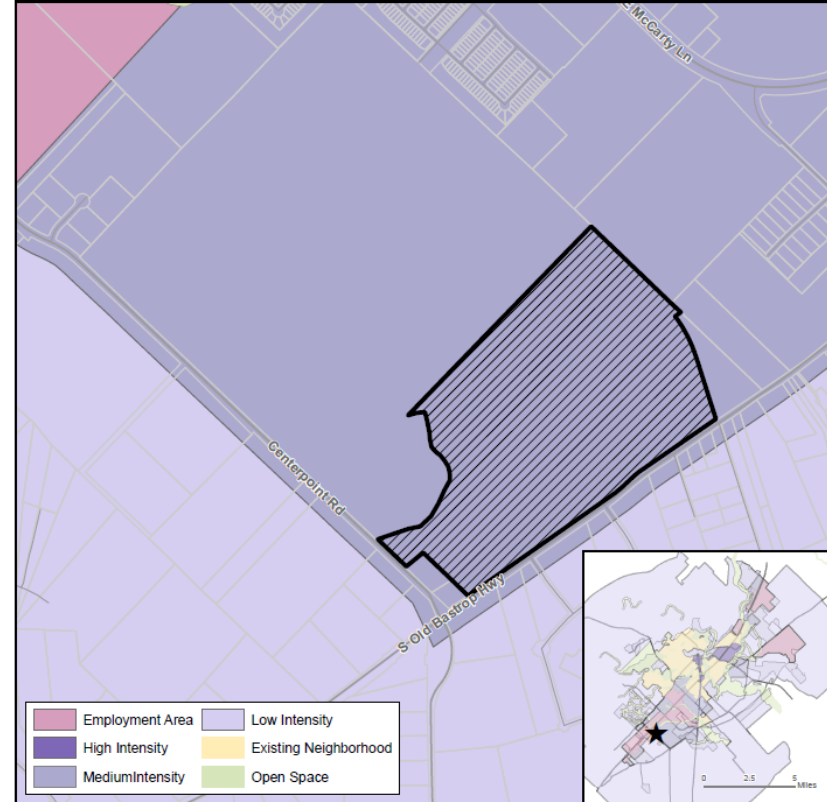


Comprehensive Plan Analysis

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)

ZC-22-12
Preferred Scenario
SC to CD-3 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy





Comprehensive Plan Analysis

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

Character District 3 (CD-3) 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

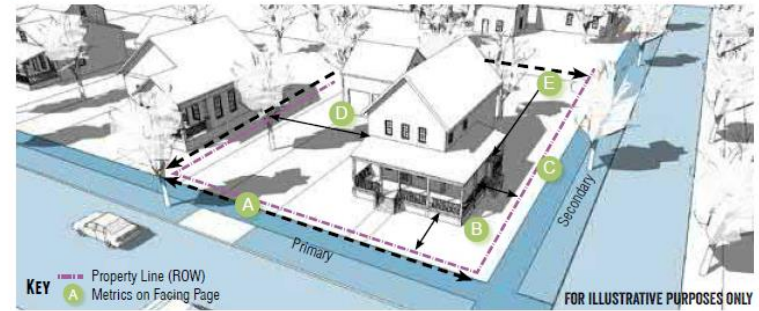


Zoning Analysis

- District primarily intended to accommodate one- and two-family houses.
- Permitted building types include houses, cottage courts, duplexes, and civic buildings.
- Intended development is single family residential.

CD-3

SECTION 4.4.3.4 CHARACTER DISTRICT - 3



GENERAL DESCRIPTION

The CD-3 district is primarily intended to accommodate one and two family houses. Uses that would substantially interfere with the residential nature of the district are not allowed.

DENSITY

Impervious Cover	60% max.
Units Per Gross Acre	10 max.

TRANSPORTATION

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10

BUILDING TYPES ALLOWED

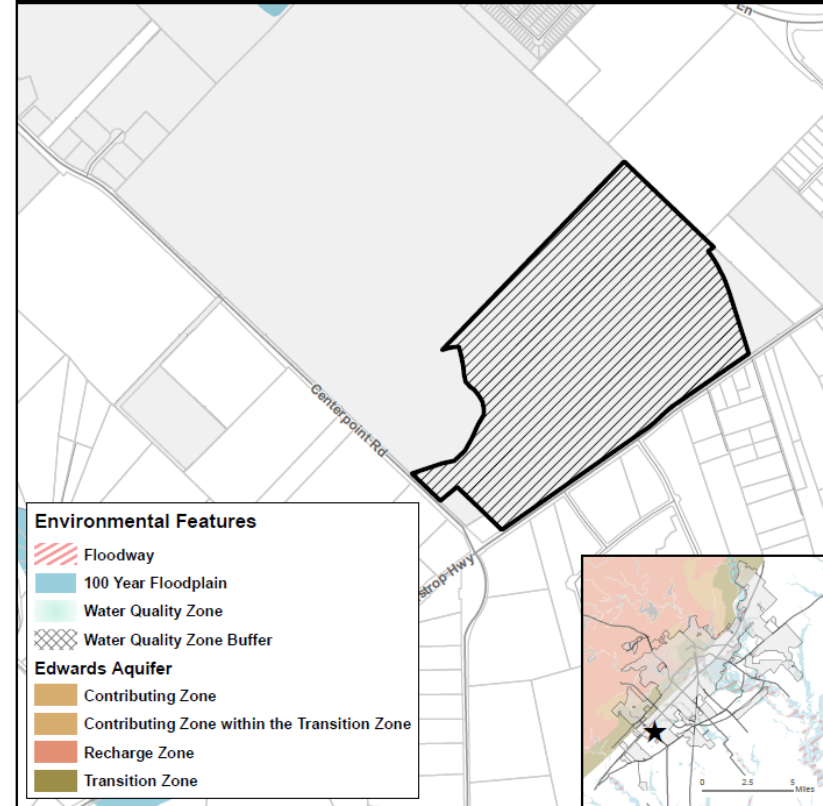
Accessory Dwelling	Section 4.4.6.1
House	Section 4.4.6.2
Cottage Court	Section 4.4.6.3
Duplex	Section 4.4.6.4
Zero Lot Line House	Section 4.4.6.5
Civic Building	Section 4.4.6.14



Environmental Analysis

- Not Located within
 - Any Edwards Aquifer Zone
 - 100-yr Floodplain
 - Water Quality Zone

ZC-22-12
Environmental Features
SC to CD-3 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



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

0 625 1,250 2,500 Feet

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Map Date: 6/7/2022



Infrastructure

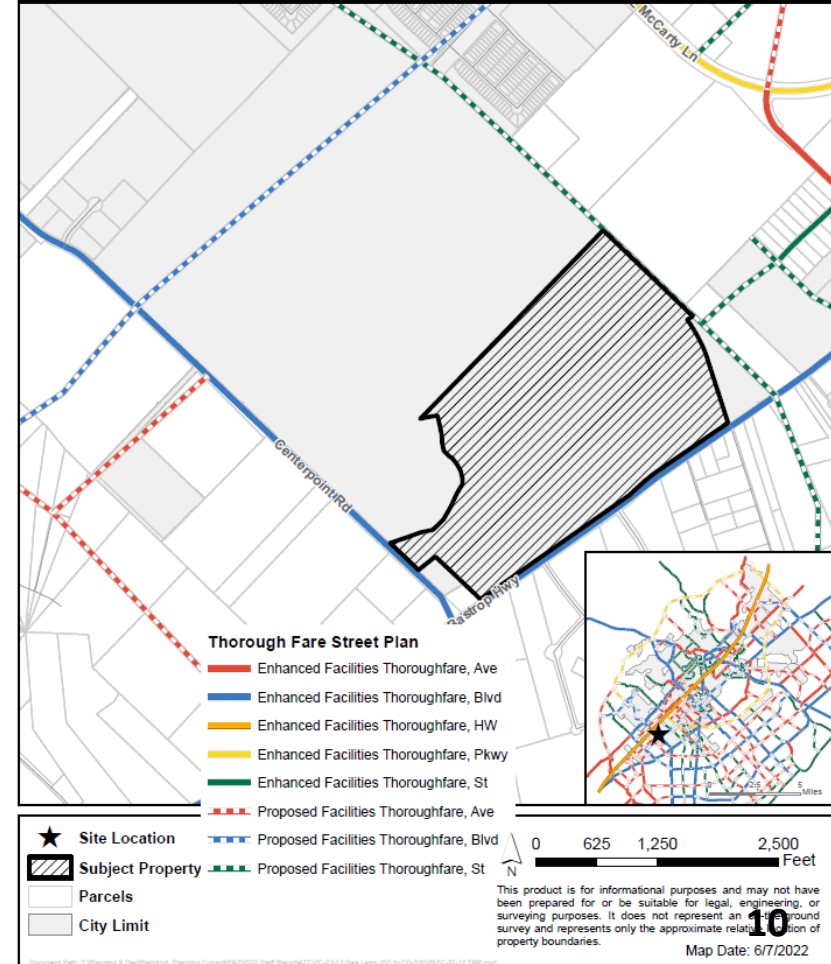
- **Streets**

- Streetscape Improvements
- Transportation Master Plan
- Block Perimeter (2,800')
- Bicycle & Sidewalk Connections

- **Utilities**

- City of San Marcos Water, Wastewater
- Bluebonnet Electric

ZC-22-12 Transportation Master Plan SC to CD-3 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy





Recommendation

- Planning and Zoning Commission recommended **approval** of the request as presented with a 6-0 vote.
- Staff recommends **approval** of the request as presented.

Zoning District Comparison Chart

Topic	Existing Zoning: Smart Code (SC)	Proposed Zoning: Character District – 3 (CD-3)
Zoning Description	Varies based on Transect Zone designation	The CD-3 District is primarily intended to accommodate one- and two-family houses. Uses that would substantially interfere with the residential nature of the district are not allowed
Uses	Varies based on Transect Zone designation	Residential (<i>See Land Use Matrix</i>)
Parking Location	Varies based on Transect Zone designation	Parking allowed in the Second and Third Layer
Parking Standards	Depends on use.	2 spaces per dwelling unit
Max Residential Units per acre	Varies based on Transect Zone designation	10 units per acre (max)
Occupancy Restrictions	N/A	N/A
Landscaping	Varies based on Transect Zone designation	Tree and shrub requirements
Building Height (max)	Varies based on Transect Zone designation	2 stories
Setbacks	Ranges from 0-48' front, 0-96' side, and 3-96' rear	15' front Setback, 5' side setback (interior), 10' side setback (corner), 15' rear set back.
Impervious Cover (max)	Ranges from no maximum to 100%	60%
Lot Sizes	Lot width ranges from no min to 196' max	Minimum 4,500 sq ft lot area, Minimum 30-40' ft lot width
Streetscapes	Varies based on Transect Zone designation	Residential Street: 5' sidewalk, street trees every 50' on center average, 7' planting area between sidewalk and street required
Blocks	Ranges from no maximum to 2,400'	2,800' Block Perimeter max