

**PSA-15-04**  
**1203 Uhland Road.**  
**Pre-Notice**  
**Map Date: 1/6/2016**



0 200 400 800 Feet



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**PSA-15-04 (1203 Uhland Road) Preferred Scenario Amendment Review (By Comp Plan Element)**

**LAND USE – Preferred Scenario Map / Land Use Intensity Matrix**

	YES	NO (map amendment required)
Does the request meet the intent of the Preferred Scenario Map and the Land Use Intensity Matrix?		X

STRATEGY	SUMMARY	Supports	Contradicts	Neutral
Preparing the 21 <sup>st</sup> Century Workforce	Provides / Encourages educational opportunities			X
Competitive Infrastructure & Entrepreneurial Regulation	Provides / Encourages land, utilities and infrastructure for business			X
The Community of Choice	Provides / Encourages safe & stable neighborhoods, quality schools, fair wage jobs, community amenities, distinctive identity			X

**ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints**

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint		X	X	X	X
Constraint by Class					
Cultural	X				
Edwards Aquifer	X				
Endangered Species	X				
Floodplains		X		X	X
Geological	X				
Slope	X				
Soils	X			X	
Vegetation	X				
Watersheds			X		
Water Quality Zone	X			X	X

**ENVIRONMENT & RESOURCE PROTECTION – Water Quality Model Results**

Located in Subwatershed:	Blanco River				
	0-25%	25-50%	50-75%	75-100%	100%+
Modeled Impervious Cover Increase Anticipated for watershed		X			
Notes:					

**NEIGHBORHOODS** – Where is the property located

CONA Neighborhood(s):	Fairlawn
Neighborhood Commission Area(s):	
Neighborhood Character Study Area(s):	

### **PARKS, PUBLIC SPACES AND FACILITIES** –Availability of parks and infrastructure

				YES	NO
Will Parks and / or Open Space be Provided?					X
Will Trails and / or Green Space Connections be Provided?					X
<b>Maintenance / Repair Density</b>	Low (maintenance)		Medium		High (maintenance)
Wastewater Infrastructure	X				
Water Infrastructure	X				
Public Facility Availability					
				YES	NO
Parks / Open Space within ¼ mile (walking distance)?				X	
Wastewater service available?				X	
Water service available?				X	

**TRANSPORTATION** – Level of Service (LOS), Access to sidewalks, bicycle lanes and public transportation

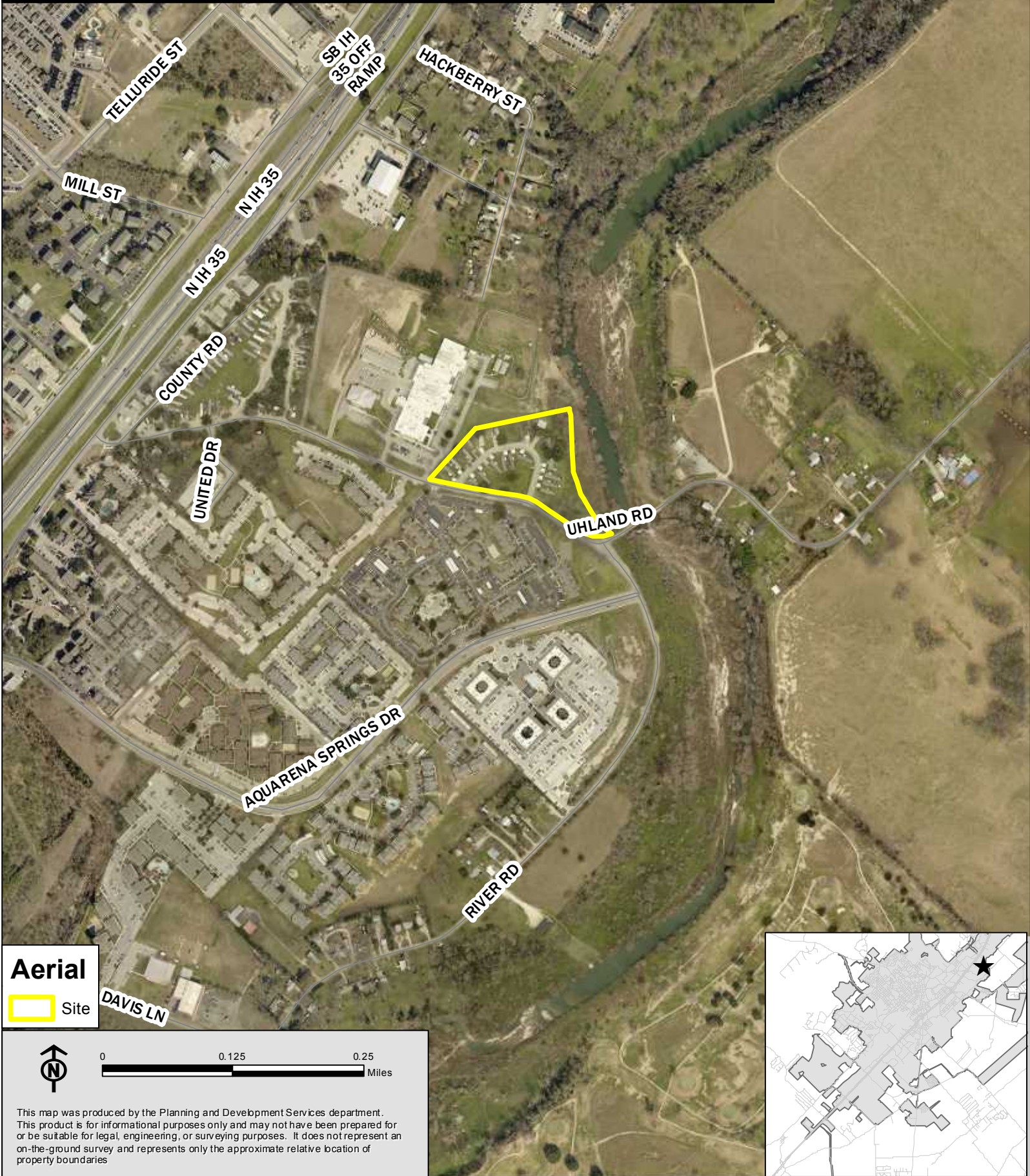
		A	B	C	D	F
Existing Daily LOS	IH 35 E. Uhland Road	X				X
Existing Peak LOS	IH 35 E. Uhland Road	X				X
Preferred Scenario Daily LOS	IH 35 E. Uhland Road	X				X
Preferred Scenario Peak LOS	IH 35 E. Uhland Road	X				X
			N/A	Good	Fair	Poor
Sidewalk Availability (Required to build.)			X			
No existing adjacent sidewalks.						
			YES		NO	
Adjacent to existing bicycle lane?					X	
Adjacent to existing public transportation route?					X	
Notes: No existing curb and gutter on adjacent E. Uhland Street.						



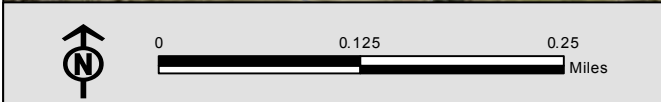
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Map Date: 1/12/2016



**Aerial**  
Site



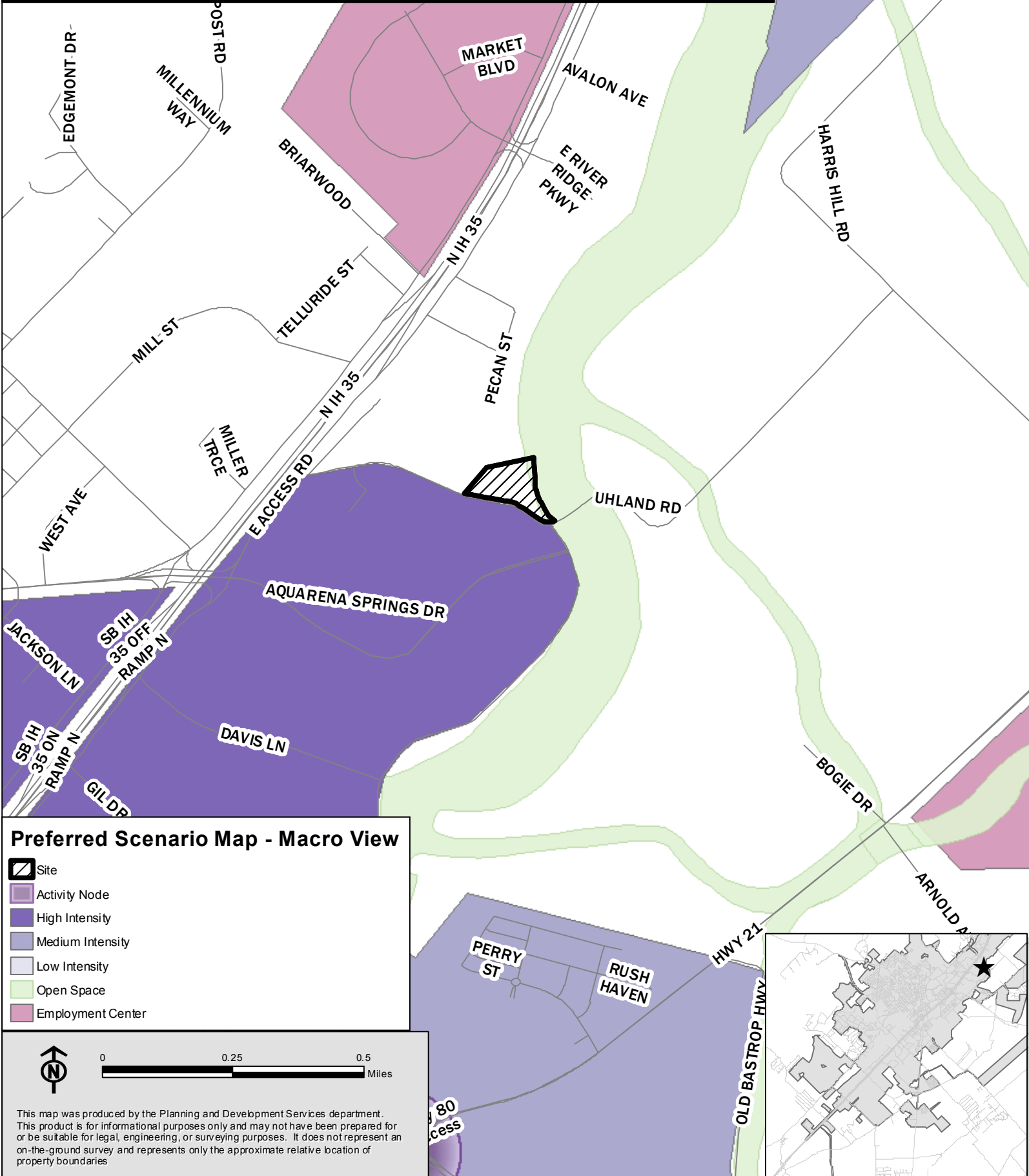
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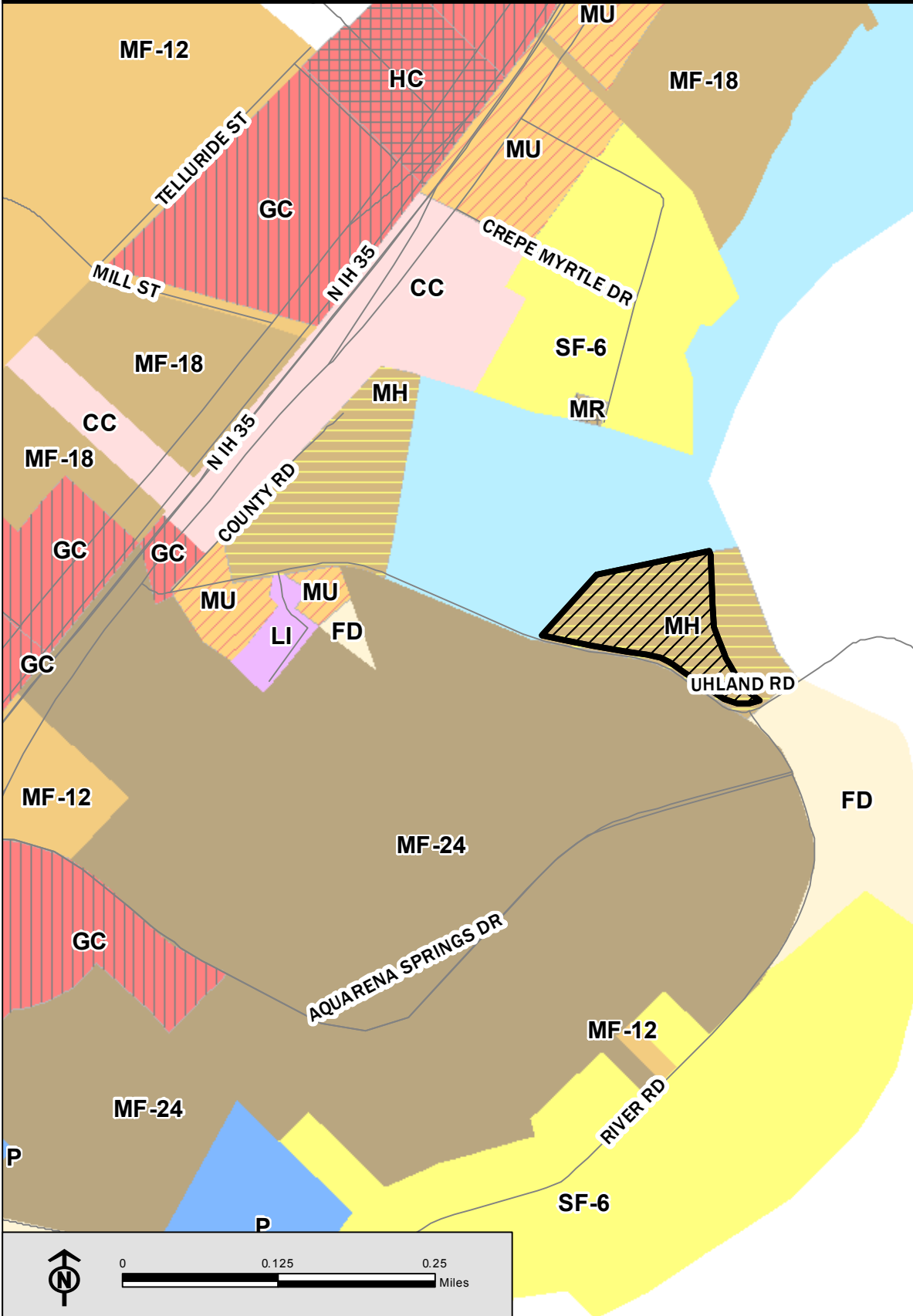
### Existing Zoning



### Existing Zoning

#### ZONECODE

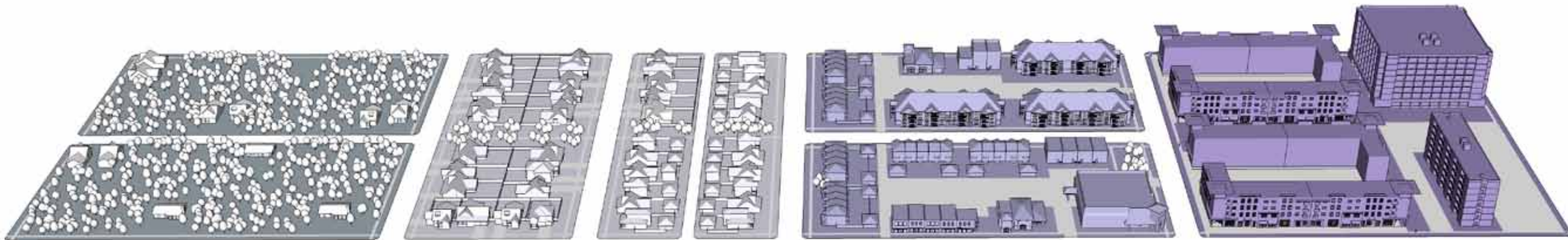
- AR
- CBA
- CC
- CS
- D
- DR
- FD
- GC
- HC
- HI
- LI
- MF-12
- MF-18
- MF-24
- MH
- MR
- MU
- NC
- OP
- P
- PDD
- PH-ZL
- SF-11
- SF-4.5
- SF-6
- SF-R
- T4.0
- T5
- TH



0 0.125 0.25 Miles

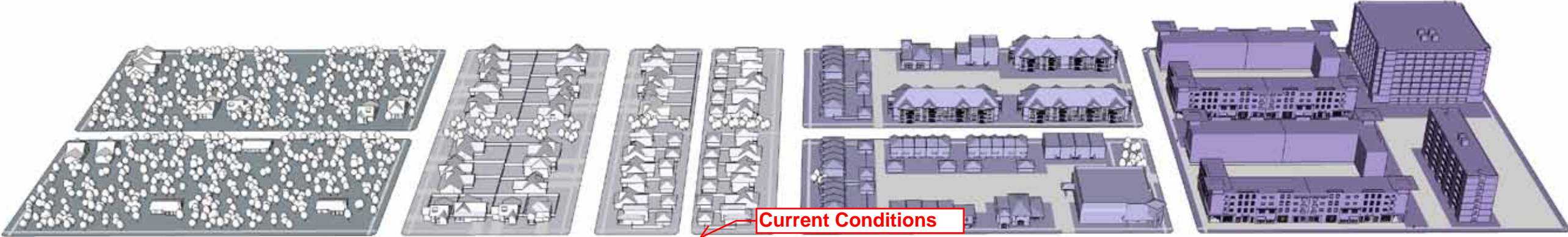
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Open Space / Agricultural		Low Intensity and Areas of Stability		Medium Intensity		High Intensity	
<div>Preserve Areas</div> <div>Hiking Trails</div> <div>Community Gardens</div> <div>Active Recreation Areas</div> <div>Recreation-related</div> <div>Commercial</div> <div>Camping</div> <div>Hiking Trails</div> <div>Community Gardens</div> <div>Agricultural / Ranching</div> <div>Single Family Residential</div> <div>Bed &amp; Breakfast</div> <div>Home Office</div> <div>Produce Stands</div> <div>Hiking Trails</div> <div>Community Gardens</div>	Neighborhood & Area Protection / Conservation	<div>General Use Categories:</div> <div>Single Family, Home Office, Corner Neighborhood Retail - no gas</div>	<div>General Use Categories:</div> <div>Single Family, Duplex, Multi-family at nodes, Bed &amp; Breakfast, Home Office, Corner Neighborhood Retail - gas with CUP, Office, Convenience Retail, Restaurants - no drive through</div>	<div>General Use Categories:</div> <div>Single Family, Duplex, Multi-family, Bed &amp; Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div>			
		<div>Building Types:</div> <div>1-2 Story, 3 with CUP</div>	<div>Building Types:</div> <div>1-3 Story, Mixed-use at nodes and corridors</div>	<div>Building Types:</div> <div>1-4 Story, Mixed-use at nodes and corridors</div>			
		<div>Examples:</div> <div>Existing Predominately Single-Family Neighborhoods, Default Classification for any area not classified, Utilize Land Use Suitability Map</div>	<div>Preferred Scenario Examples:</div> <div>Triangle - single family</div>				
		<div>NOTES:</div> <div>Commercial at major nodes and along corridors (with uses that are predominately non-single-family residential); One lot depth for commercial along corridors and at nodes; Corridors include but are not limited to: Old RR 12: Holland to Wonderworld, LBJ east of Holland, Arterials in the Edwards Recharge Zone</div>					
<div>Redevelopment Infill</div>		<div>General Use Categories:</div> <div>Single Family with accessory building, Bed &amp; Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through</div>	<div>General Use Categories:</div> <div>Single Family, Duplex, Multi-family at nodes, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants</div>	<div>General Use Categories:</div> <div>Single Family, Duplex, Multi-family, Bed &amp; Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging</div>			
		<div>Building Types:</div> <div>1-3 Story, Mixed-use at nodes and corridors</div>	<div>Building Types:</div> <div>1-3 Story, Mixed-use at nodes and corridors</div>	<div>Building Types:</div> <div>1-5 Story, Mixed-use at nodes and corridors</div>			
		<div>Examples:</div> <div>Existing Mixed Residential Areas</div>	<div>Preferred Scenario Examples:</div> <div>South End</div>	<div>Preferred Scenario Examples:</div> <div>Downtown, Midtown</div>			
		<div>NOTES:</div> <div>Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Two lot depth in all other areas; Corridors include but are not limited to: Hopkins east of Moore, University: Sessom to Hopkins, RR12: Lindsay to Hopkins, Hunter: San Antonio to Wonderworld</div>					





New Development	Low Intensity and Areas of Stability	Medium Intensity	High Intensity
	<b>General Use Categories:</b> Single Family with accessory building, Bed & Breakfast (5 rooms), Home Office, Corner Neighborhood Retail - no gas, Restaurants - no drive through	<b>General Use Categories:</b> Single Family, Duplex, Multi-family, Lodging, Home Office, Office / Flex Space at nodes, Corner Store, Convenience Retail with gas, Restaurants, Light Industrial with CUP	<b>General Use Categories:</b> Single Family, Duplex, Multi-family, Bed & Breakfast, Home Office, Corner Store, Office / Flex Space, Retail, Restaurants, Lodging, Light Industrial with CUP
	<b>Building Types:</b> 1-3 Story, Mixed-use at nodes and corridors	<b>Building Types:</b> 1-5 Story, Mixed-use at nodes and corridors	<b>Building Types:</b> 1-5 Story, Mixed-use at nodes and corridors
	<b>Preferred Scenario Examples:</b> Blanco Vista, Paso Robles Default classification for sites with 20 acres or more	<b>Preferred Scenario Examples:</b> Blanco Vista, Paso Robles, East Village, Medical District, South End, Star Park, Triangle	

NOTES: Commercial and Multi-family at major nodes and along corridors; One lot depth for commercial in Protection / Conservation; Unlimited lot depth in all other areas; Corridors include but are not limited to: LBJ south of Sessom, Aquarena Springs: Sessom to IH 35, Guadalupe: University to IH 35

GENERAL NOTES:

Uses in potential Employment Centers include: Industrial, Office Parks and Retail Malls with standards

Uses and intensity must conform with the City's Edwards Aquifer regulations

Corridor intensity varies with intensity zone

Development intensity decreases with distance from a node or corridor

Home Office - no signage, no sales, one employee

All on-premise consumption of alcohol requires a CUP

The Urban Land Institute defines Convenience Retail as: minimart, restaurant, beauty parlor, dry cleaner, fast food service, medical and dental office

Civic uses are permitted in all development types / intensity zones

All commercial uses in Protection / Conservation and Redevelopment / Infill should follow compatibility standards including architectural standards

Lot depth for corridors is typically 120 feet



**1203 Uhland Rd.  
Current Condition**

Land Development Code Zoning Classifications :: Vision San Marcos Comprehensive Plan Intensity Zone / Development Pairs

# TRANSLATION TABLE

**Requested Change**

Zoning Abbreviation	Intensity Zone / Development Pairs										
	LS-PC	LS-RI	LS-ND	M-PC	M-RI	M-ND	H-PC	H-RI	H-ND	EC	OA*
FD	✓	✓	✓								✓
AR	✓		✓								✓
SF-R	✓	✓	✓								
SF-11	✓	✓	✓								
SF-6	✓	✓	✓	✓	✓	✓					
SF-4.5		✓	✓	✓	✓	✓	✓	✓	✓		
D		✓	✓	✓	✓	✓					
DR		✓	✓	✓	✓	✓	✓	✓	✓		
TH		✓	✓	✓	✓	✓	✓	✓	✓		
PH-ZL		✓	✓	✓	✓	✓	✓	✓	✓		
MF-12		✓	✓	✓	✓	✓	✓	✓	✓		
MF-18				✓	✓	✓	✓	✓	✓		
MF-24				✓	✓	✓	✓	✓	✓		
MR	✓	✓	✓								
MH		✓	✓	✓	✓	✓					
MU		✓	✓	✓	✓	✓	✓	✓	✓	✓	
VMU				✓	✓	✓	✓	✓	✓	✓	
P	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OP				✓	✓	✓	✓	✓	✓	✓	
NC		✓	✓	✓	✓	✓	✓	✓	✓		
CC					✓	✓	✓	✓	✓		
GC					✓	✓	✓	✓	✓	✓	
HC					✓	✓	✓	✓	✓	✓	
CBA							✓	✓	✓		
SC			✓	✓	✓	✓	✓	✓	✓	✓	
LI									✓	✓	
HI										✓	
PDD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*OA is generally intended where shown on the Preferred Scenario Map

LS - Low Intensity and Areas of Stability

M - Medium Intensity

H - High Intensity

PC - Neighborhood Area Protection /Conservation

RI - Redevelopment / Infill

ND - New Development

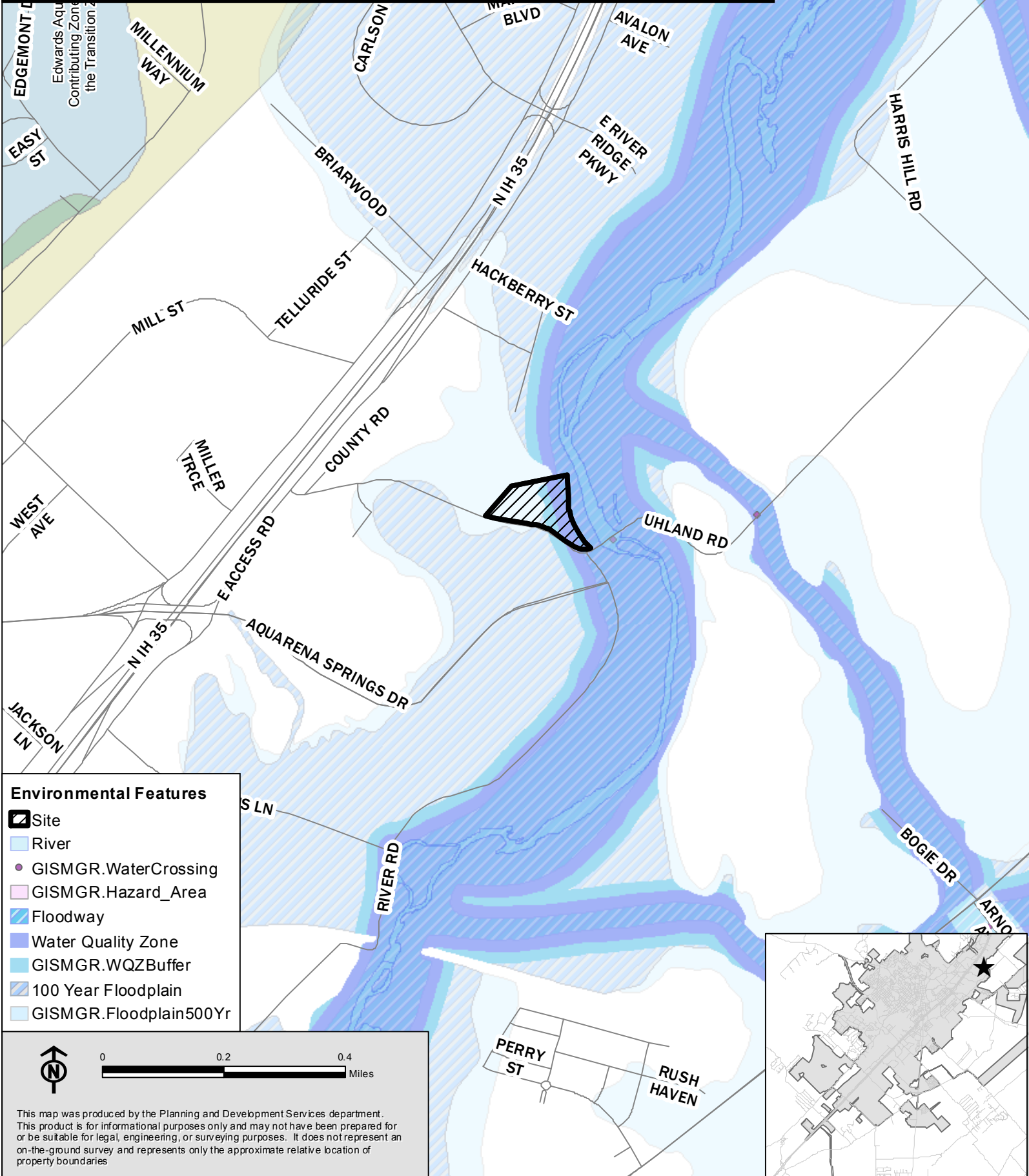
EC - Employment Center

OA - Open Space / Agricultural

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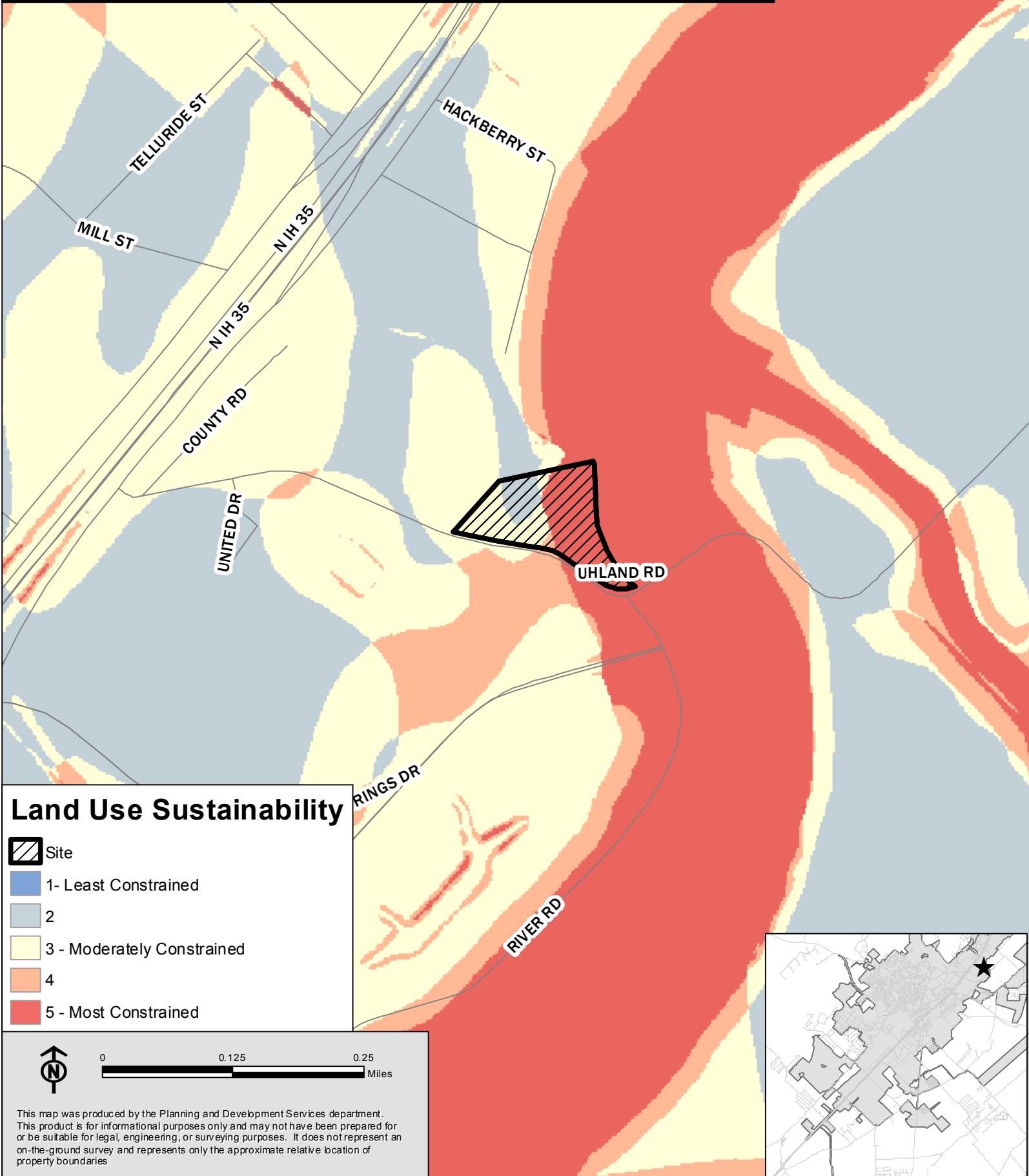
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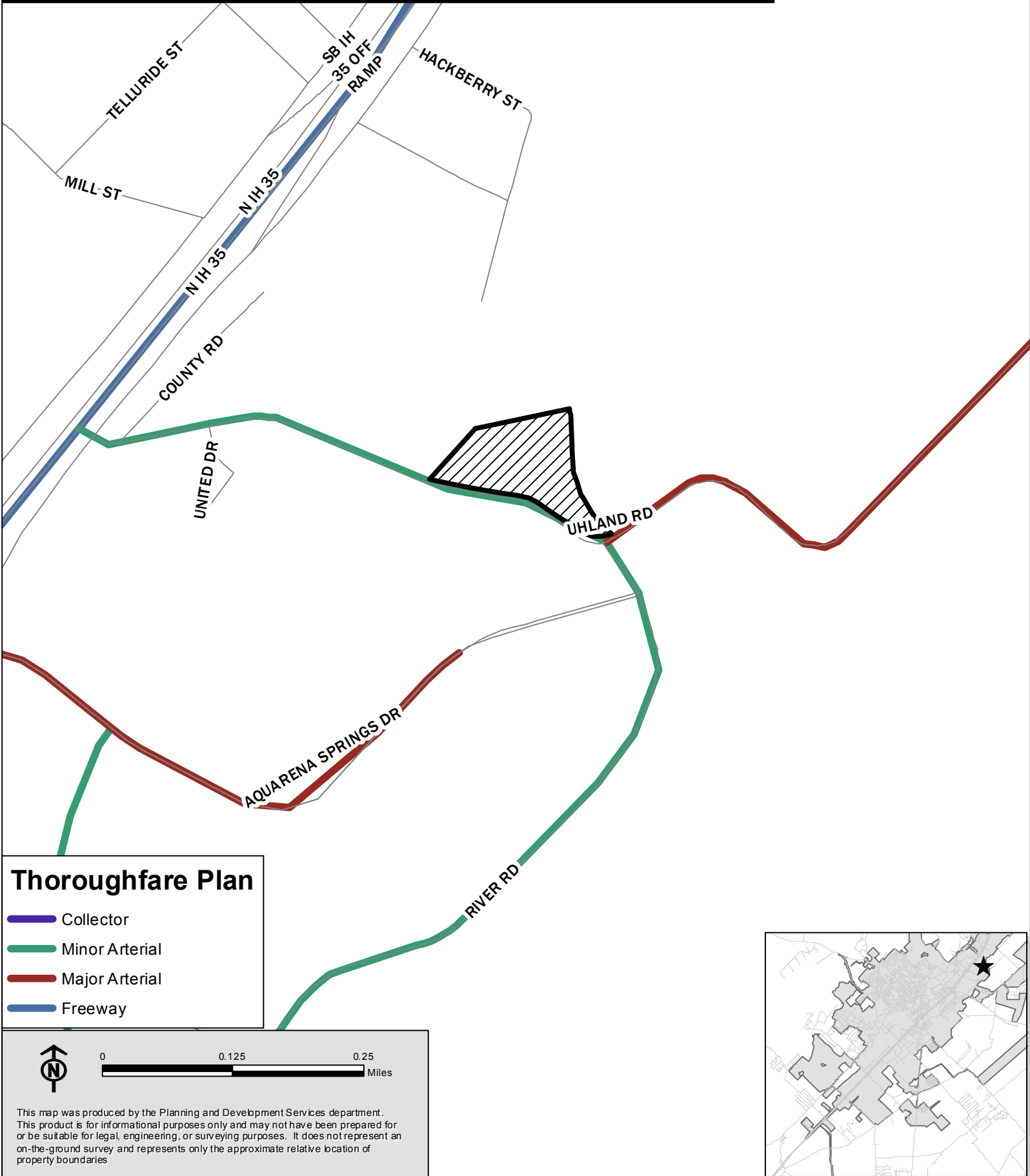




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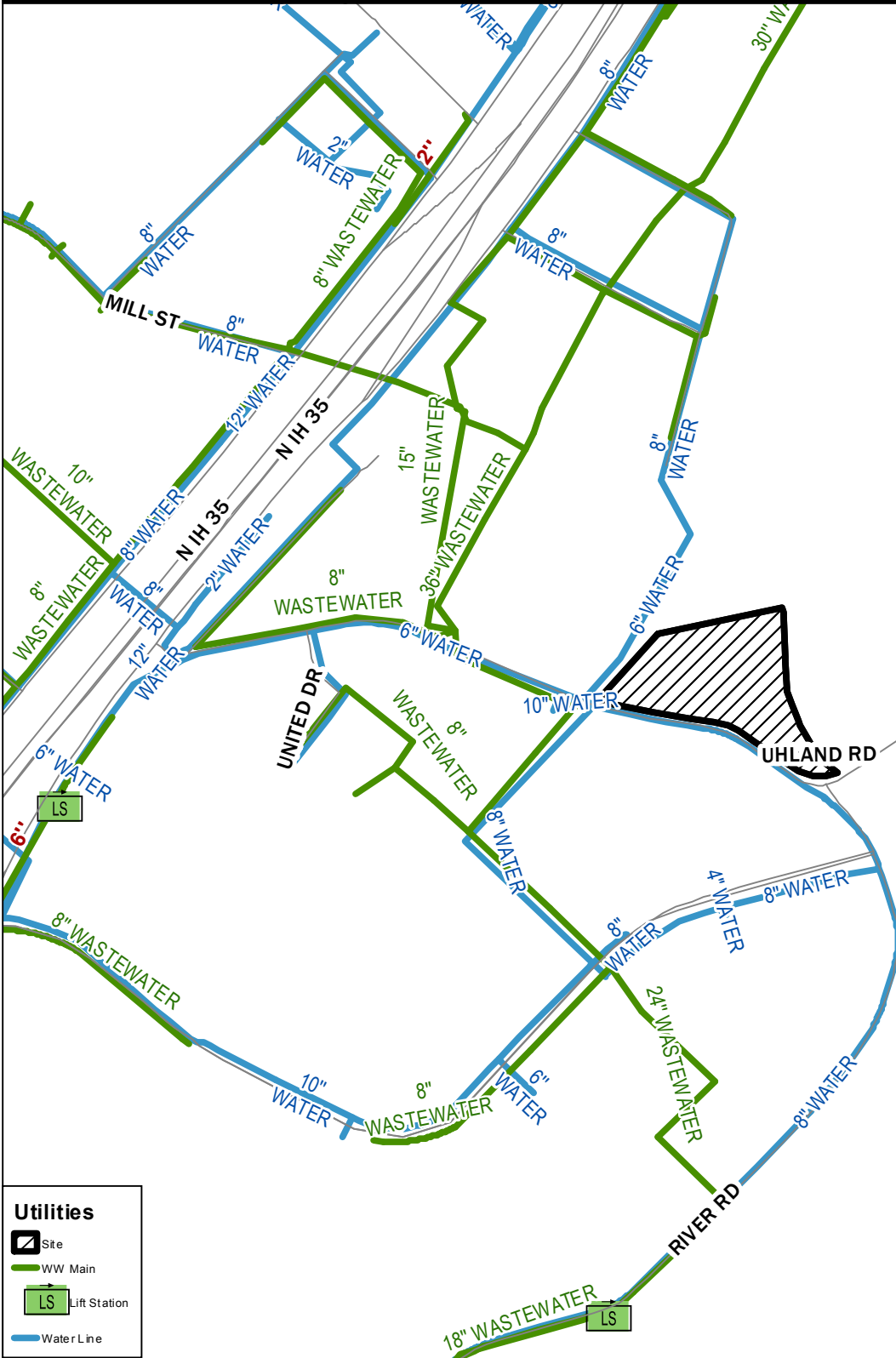
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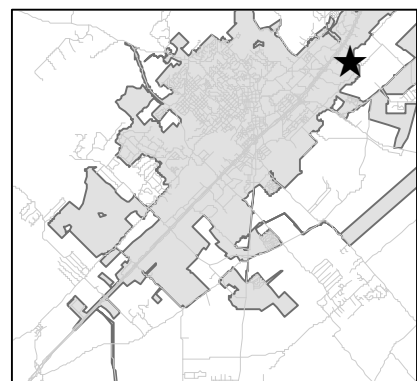


**Utilities**

- Site
- WW Main
- Lift Station
- Water Line

0 0.125 0.25 Miles

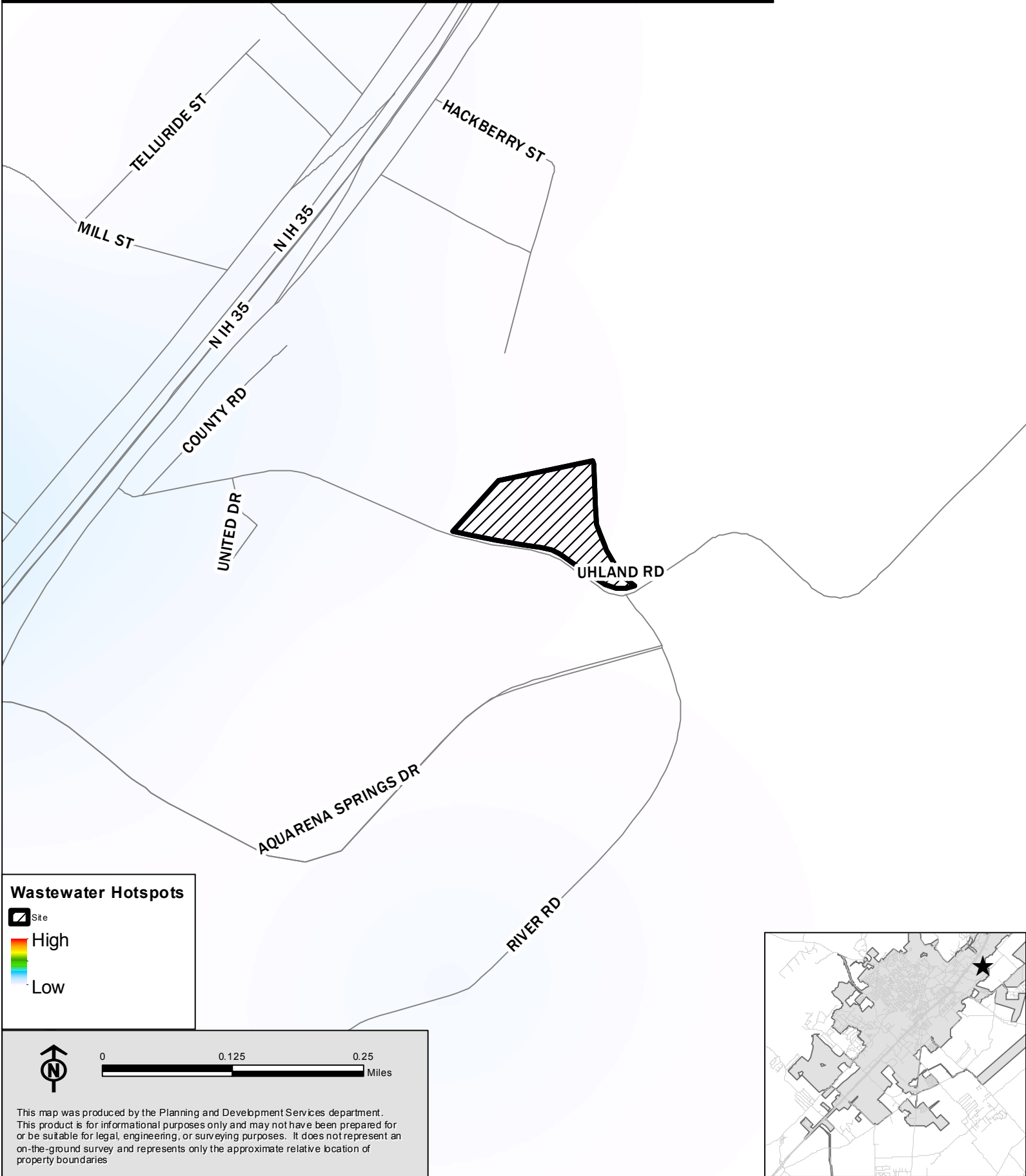
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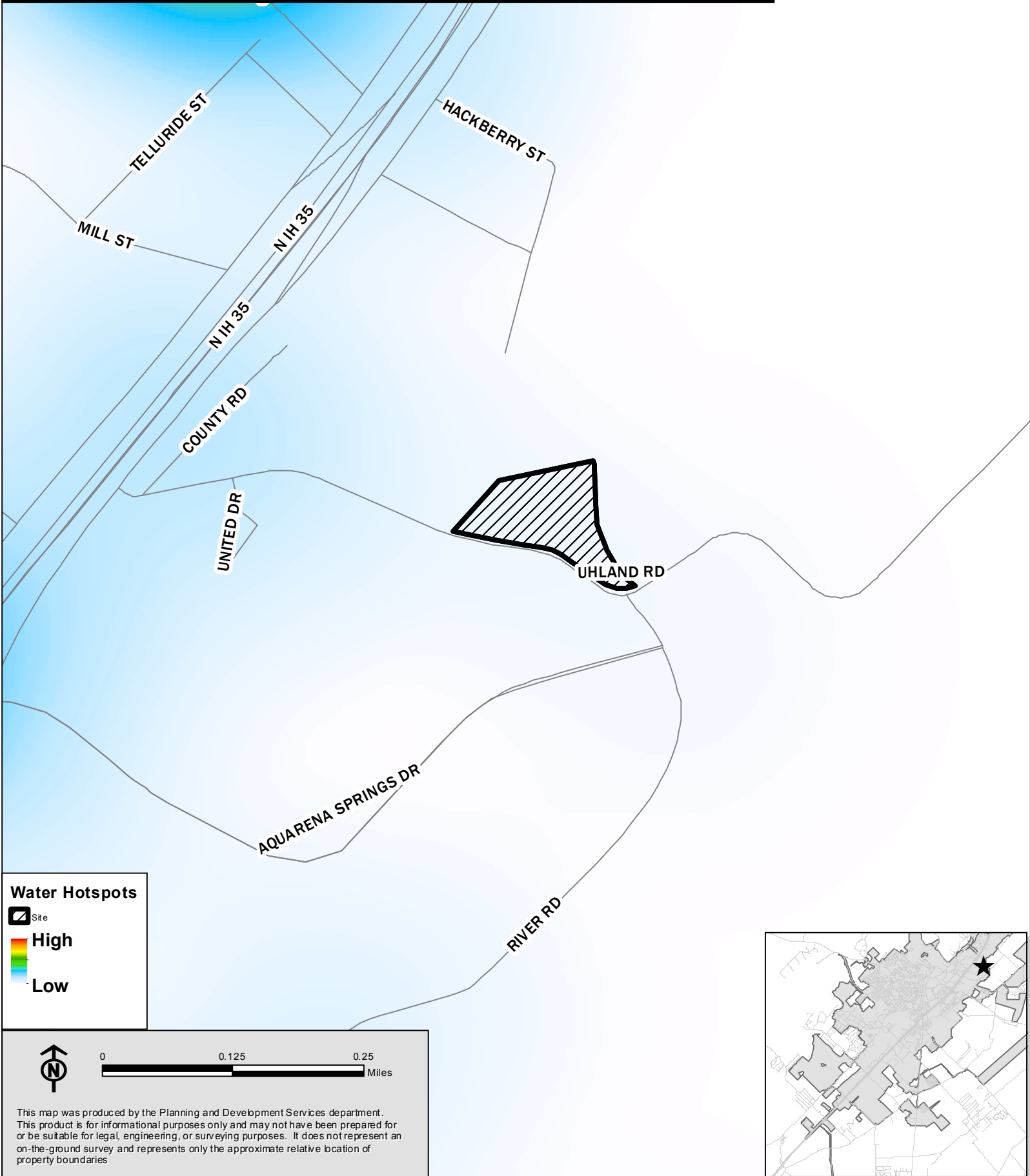




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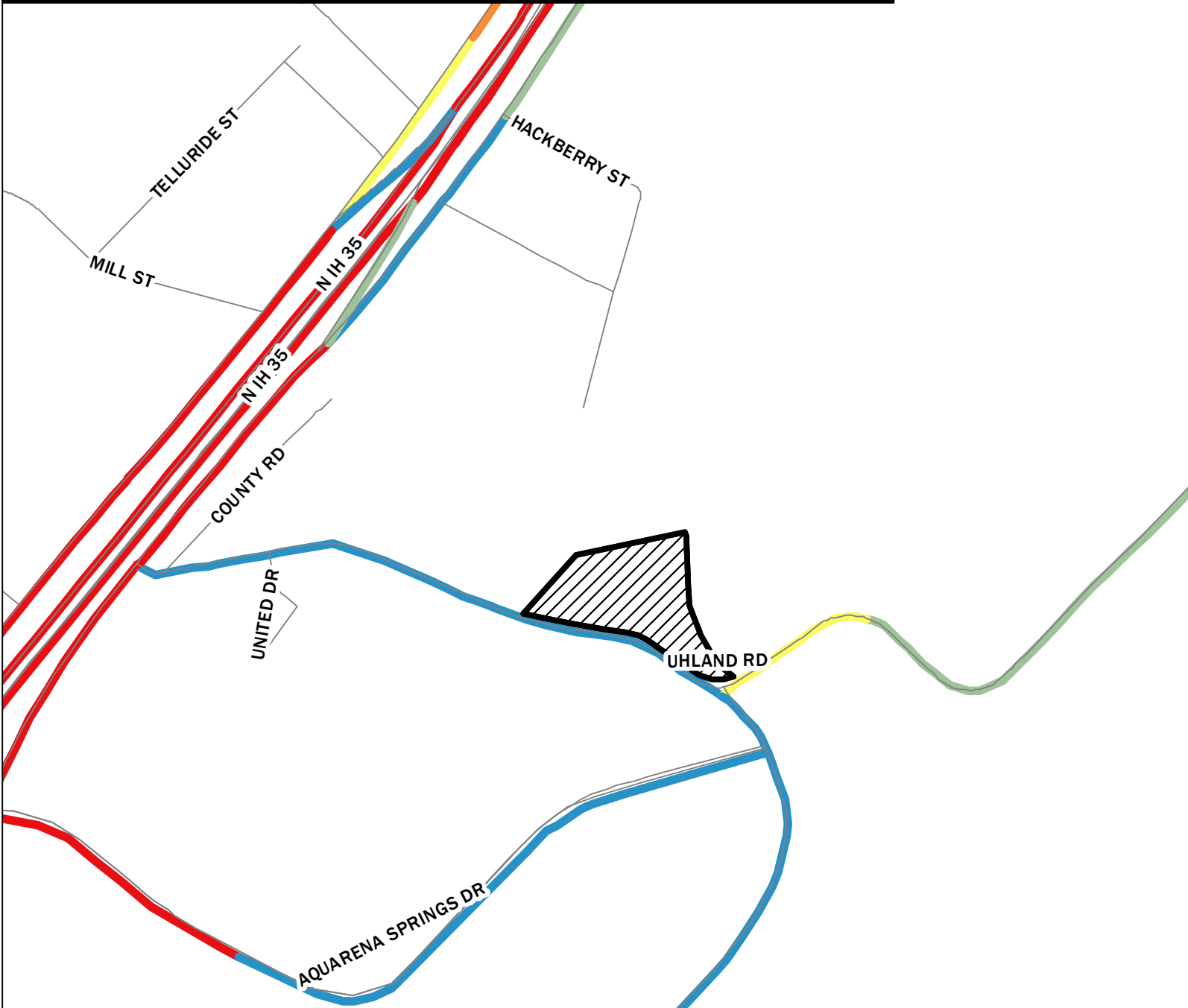
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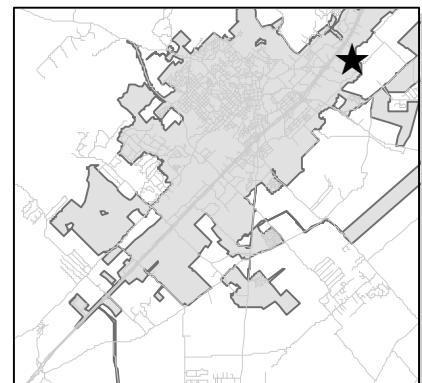
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- Site
- LOS A
- LOS B
- LOS C
- LOS D
- LOS F



0 0.125 0.25 Miles

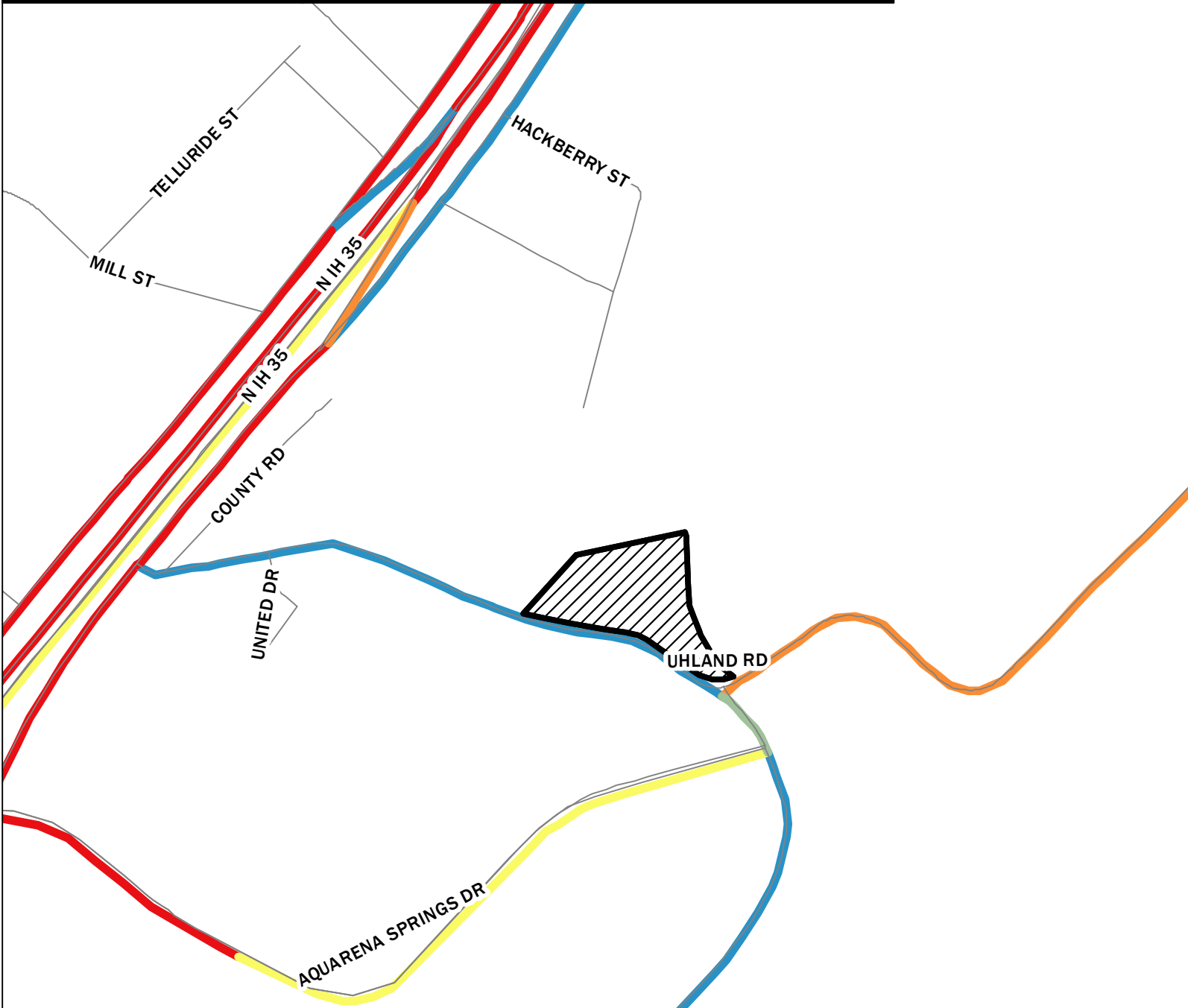
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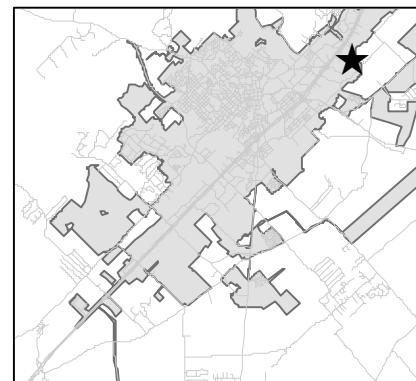
### Travel Demand Model - Existing Conditions - Peak

-  Site
-  LOS A
-  LOS B
-  LOS C
-  LOS D
-  LOS F



0 0.125 0.25 Miles

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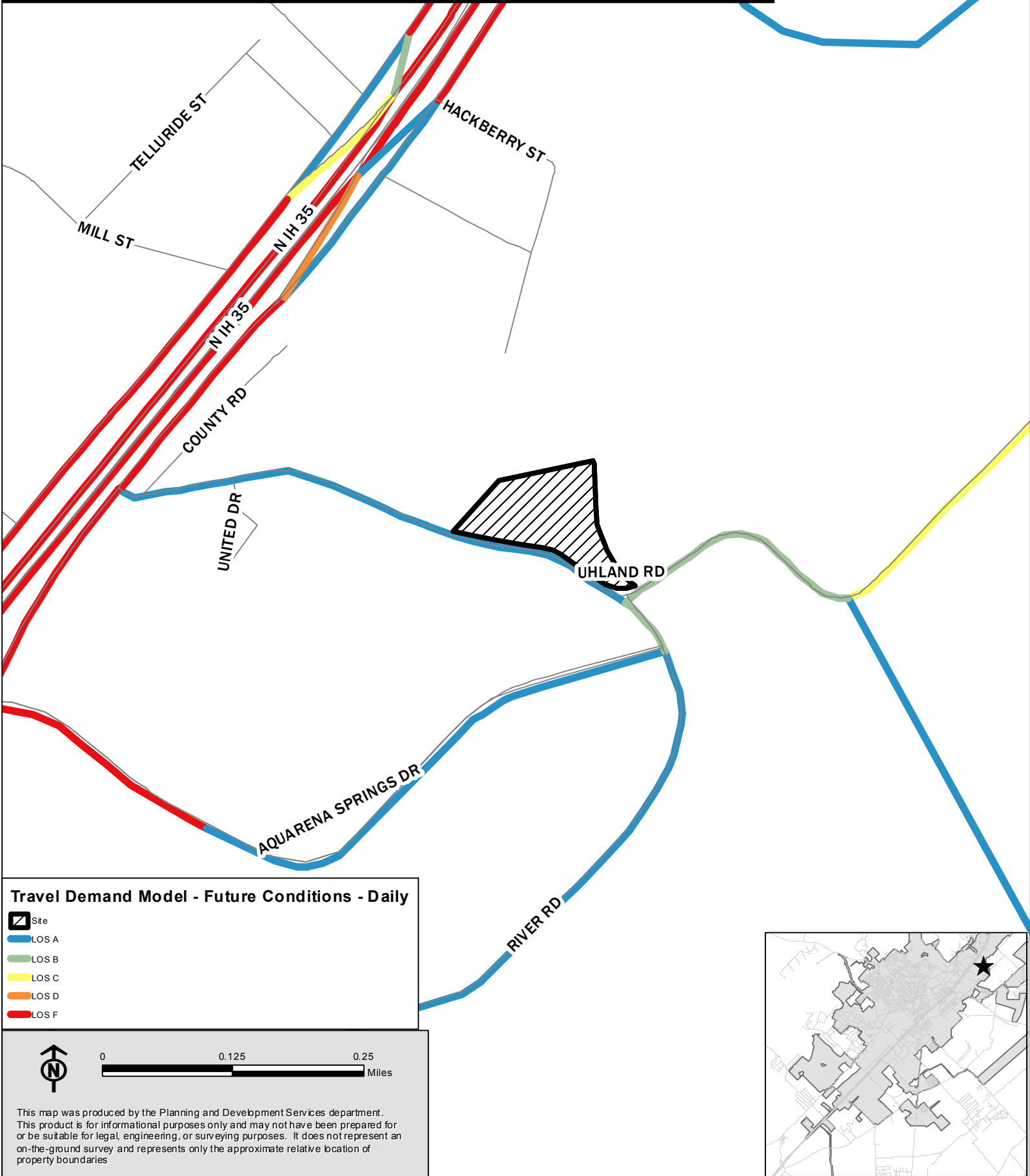




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