



Public Hearing

ZC-22-13

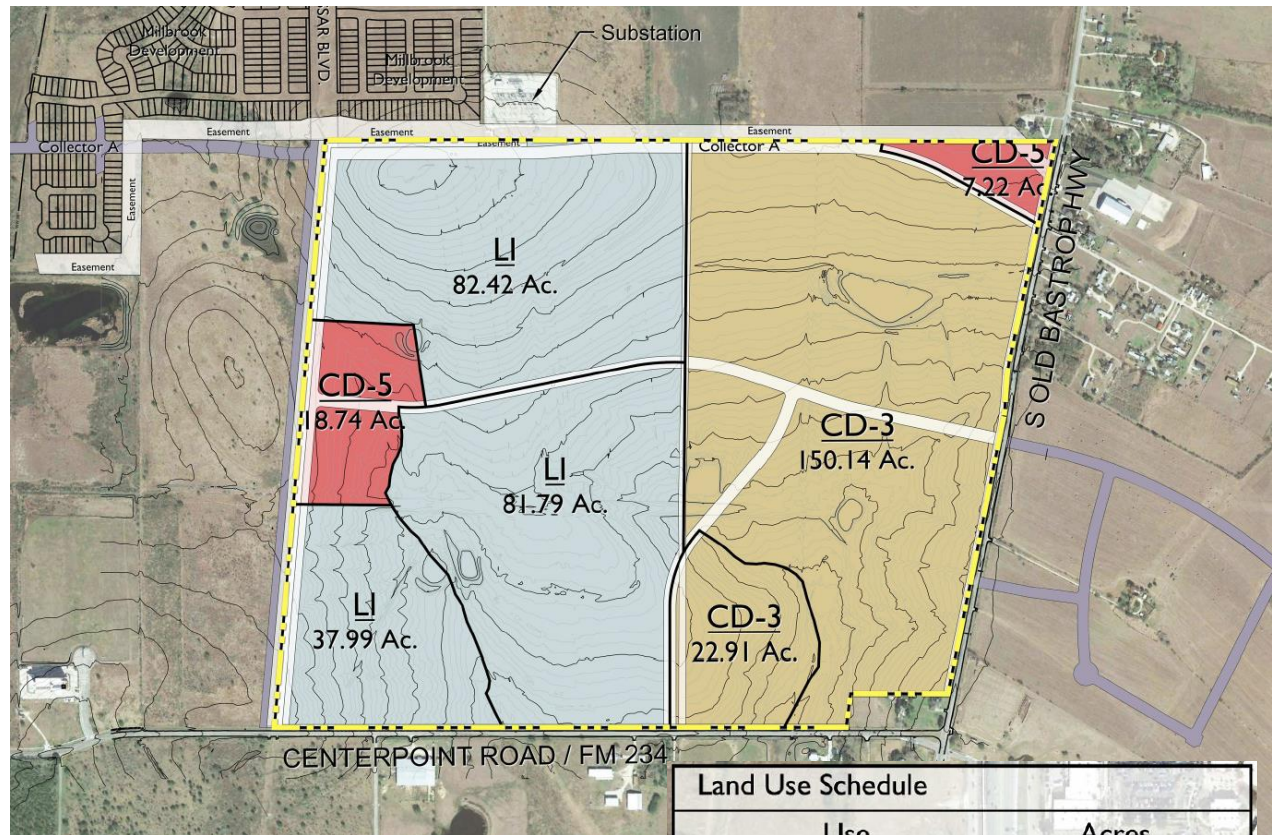
(Gas Lamp at Centerpoint Rd. / SC to CD-5)

Consider approval of Ordinance 2022-60, on the second of two readings, amending the official zoning map of the City in Case No. ZC-22-13, approximately 27.96 acres generally located on the north side of Centerpoint Rd. between Old Bastrop Hwy and Centerpoint Ct, from Smart Code (SC) to Character District 5 (CD-5), 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)

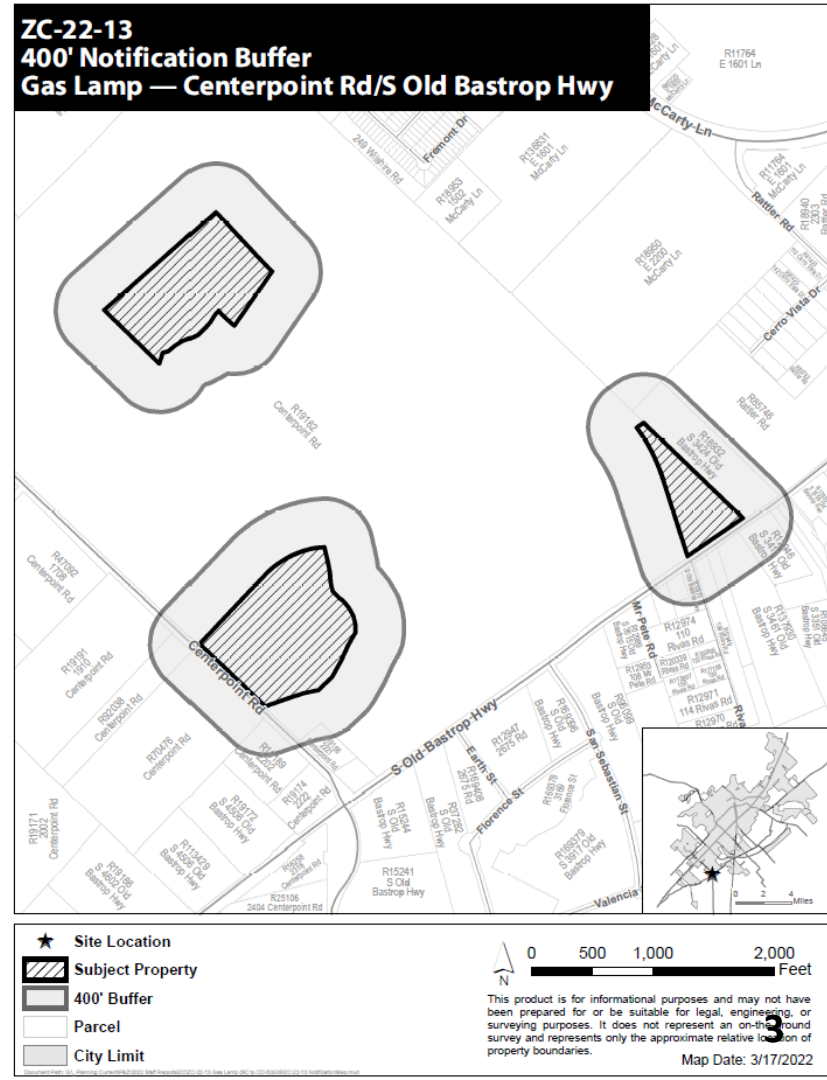


Land Use Schedule	
Use	Acres
LI	202.20 Ac.
CD-3	173.05 Ac.
CD-5	27.96 Ac.
Total	401.21 Ac.



Property Information

- Approximately 50 acres
- North side of Centerpoint Rd. between Old Bastrop Hwy and Centerpoint Ct.
- Located within the City Limit

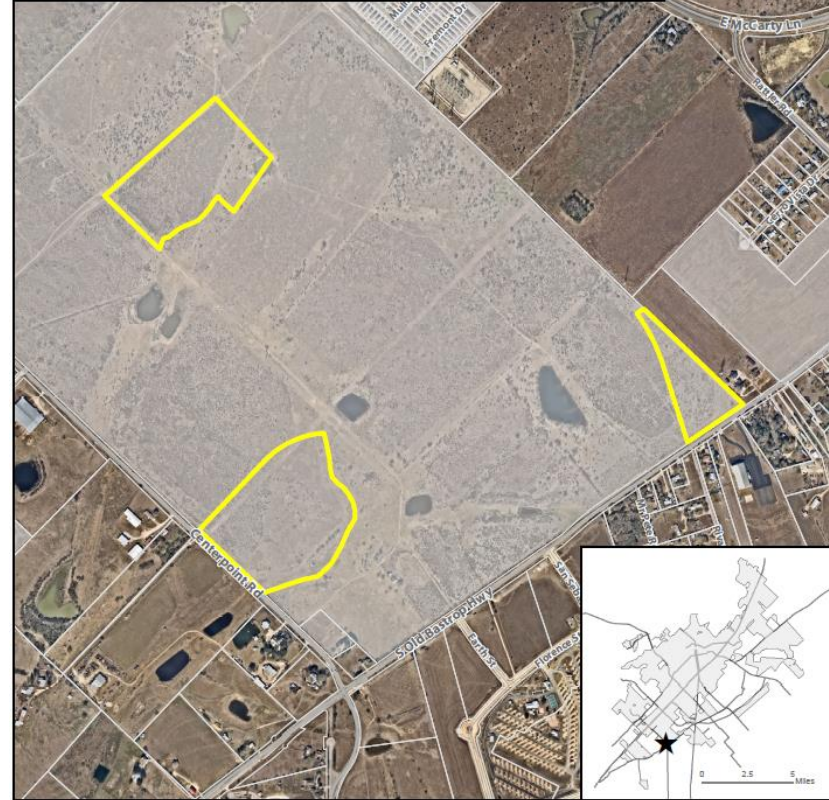




Context & History

- Currently Vacant
- Surrounding Uses
 - Single Family, Vacant

ZC-22-13
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.

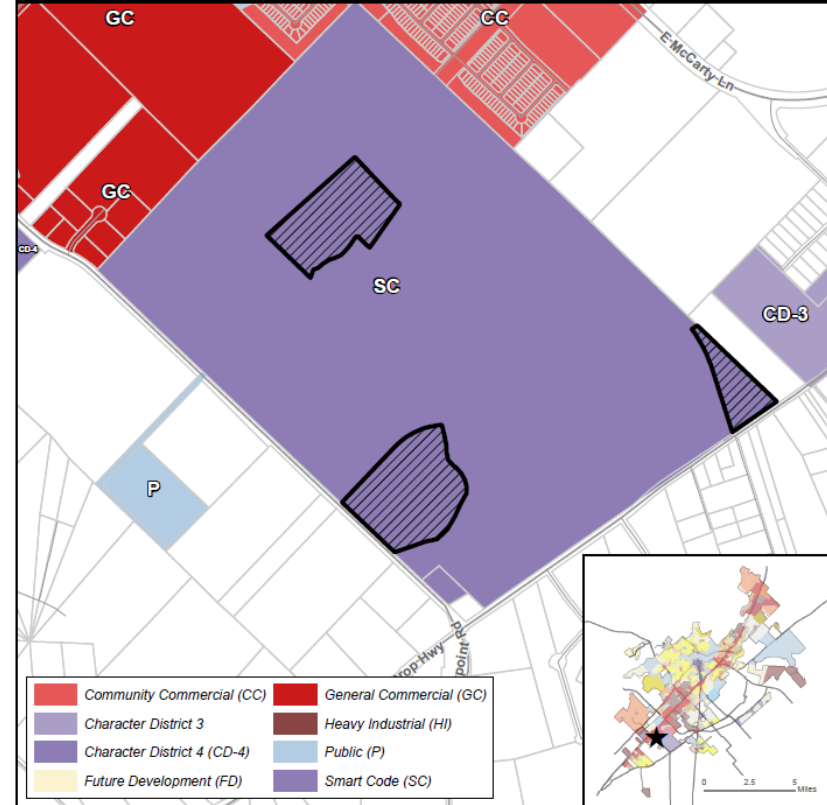
Map Date: 3/17/2022



Context & History

- Existing Zoning:
Smart Code (SC)
 - Varies by Transect Zone
- Proposed Zoning:
Character District 5 (CD-5)
 - Allows for Mixed Uses & Promotes Walkability

ZC-22-13
Existing Zoning
SC to CD-5 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



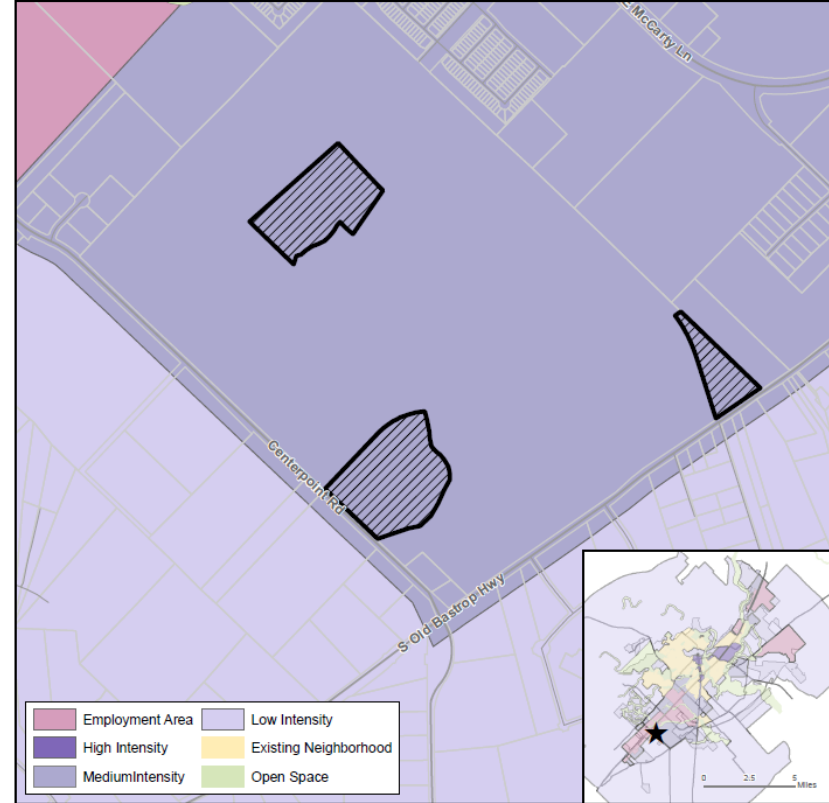


Comprehensive Plan Analysis

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-22-13
Preferred Scenario
SC to CD-5 - 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 5 (CD-5) within a Medium Intensity Zone

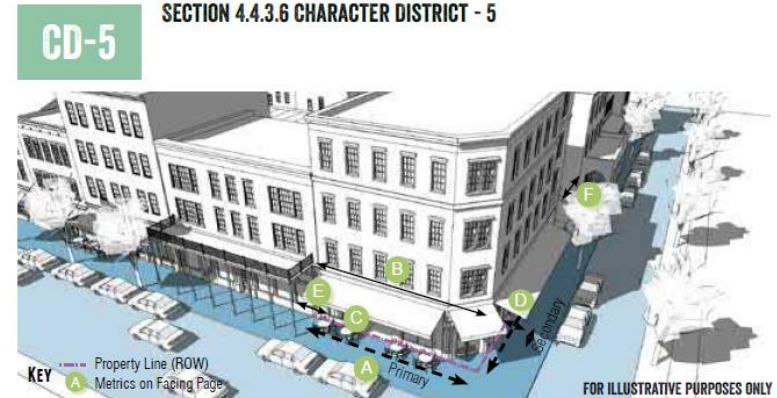
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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

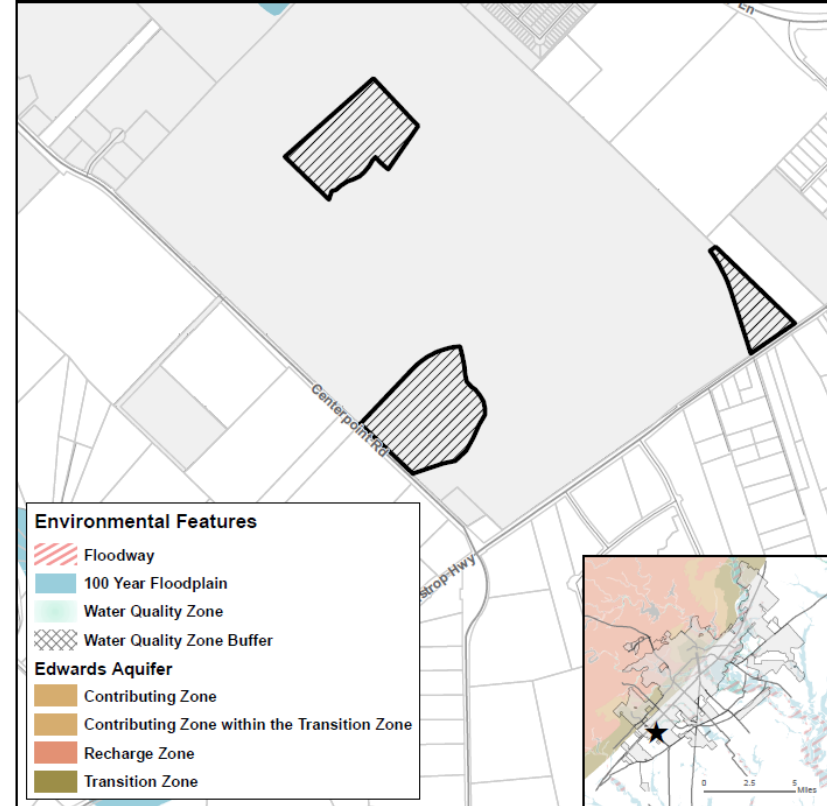
Accessory Dwelling	Section 4.4.6.1
Townhouse	Section 4.4.6.6
Apartment	Section 4.4.6.9
Live/ Work	Section 4.4.6.10
Mixed Use Shopfront	Section 4.4.6.13
Civic Building	Section 4.4.6.14



Environmental Analysis

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

ZC-22-13
Environmental Features
SC to CD-5 - Gas Lamp at Centerpoint Rd & S Old Bastrop Hwy



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

0 625 1,250 2,500 Feet

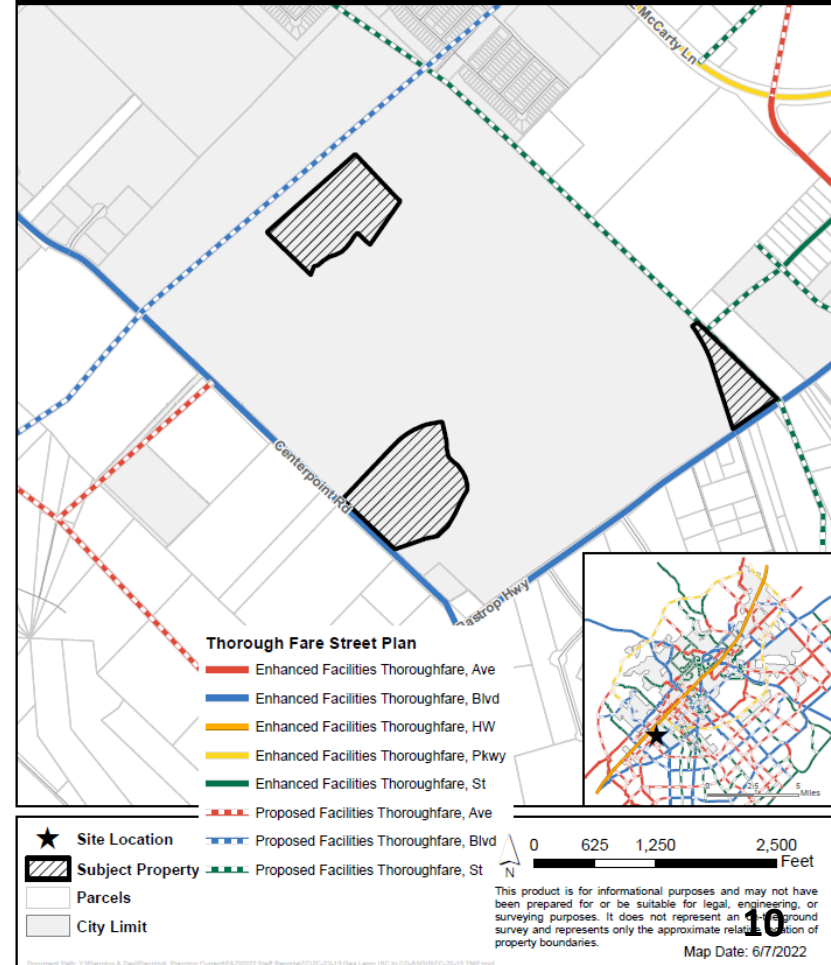
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Map Date: 6/7/2022



Infrastructure

- **Streets**
 - Streetscape Improvements
 - Transportation Master Plan
 - Block Perimeter (2,000')
 - Bicycle & Sidewalk Connections
- **Utilities**
 - City of San Marcos Water, Wastewater
 - Bluebonnet Electric





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 – 5 (CD-5)
Zoning Description	Varies based on Transect Zone designation	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	Varies based on Transect Zone designation	Residential, Commercial, Office, etc. (See <i>Land Use Matrix</i>)
Parking Location	Varies based on Transect Zone designation	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Depends on use.	Dependent upon use
Max Residential Units per acre	Varies based on Transect Zone designation	N/A
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 (min), 5 stories (max) *Additional stories may be allowed by City Council via alternative compliance
Setbacks	Ranges from 0-48' front, 0-96' side, and 3-96' rear	0' minimum/12' max front, 0' side, and 0' rear
Impervious Cover (max)	Ranges from no maximum to 100%	100%
Lot Sizes	Lot width ranges from no min to 196' max	Allows a variety of lot sizes depending on Building Type with 1,100 sq ft and 15' lot in width being the smallest allowed minimums
Streetscapes	Varies based on Transect Zone designation	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required
Blocks	Ranges from no maximum to 2,400'	2,000 ft. Block perimeter max