



Warrant	South End Section One
CUP-18-39	

Summary

Request:	Consider a request to allow five Warrants associated with the South End Section One Regulating Plan.		
Applicant:	John David Carson 407 Stagecoach Trail, Suite 203 San Marcos TX, 78666	Property Owner:	Carson Diversified Land 1, LLC 407 Stagecoach Trail, Suite 203 San Marcos TX, 78666
CUP Expiration:	N/A	Type of CUP:	Five Warrants
Interior Floor Area:	N/A	Outdoor Floor Area:	N/A
Car Stacking Required:	N/A	Parking Provided:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	N/A	# of Participants:	N/A
Posted:	November 30, 2018	Personal:	November 30, 2018
Response:	None as of the date of this report		

Property Description

Legal Description:	South End San Marcos Section One, Lots 2-4, Hays County Government Center Campus Block A, Lots 2-4, and San Marcos Business Park, Section 4, Lot 2.		
Location:	Corporate Drive and South Stagecoach Trail between Wonder World Drive and Dutton Drive.		
Acreage:	4.1 acres	Central Business Area:	No
Existing Zoning:	CD-5	Preferred Scenario:	Medium Intensity
Existing Use:	Vacant/Retail	Proposed Use:	Retail / Office / Residential
CONA Neighborhood:	Dunbar	Sector:	1
Utility Capacity:	Adequate		

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	GC	Commercial	Medium Intensity
South of Property:	CD-5 / GC	Bank / Vacant	Medium Intensity
East of Property:	GC	Vacant	Medium Intensity
West of Property:	GC	Vacant / Auto Wrecker	Medium Intensity



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History

In 2011, this property was rezoned to SmartCode T5. As part of the rezoning process, the applicant submitted a Regulating Plan as required by the Land Development Code. On the Regulating Plan, the applicant listed five Warrants that they wanted to be associated with the Regulating Plan. As the property developed the applicant and Staff used the adopted Regulating Plan to review and approve development on property included within the boundary of the Regulating Plan.

However, upon recent review of the Regulating Plan, Staff determined that the Warrants associated with the Regulating Plan did not go through the appropriate approval process at the time of the rezoning. Warrants require approval from the Planning and Zoning Commission, and the five Warrants that were on the approved Regulating Plan, that the Planning and Zoning Commission reviewed at the time of approval were not listed out and voted on independently from the rezoning request.

The applicant has requested that Staff bring this item forward in order to ratify the five Warrants that were included on the Regulating Plan that was approved at the time of the re-zoning.

The five Warrants which the applicant is requesting to be ratified are as listed below:

1. Drive-Thru uses are permitted within the 2nd or 3rd layer of lots with B-Grid frontage along Wonder World Drive;
2. Minimum frontage build out along B-Grid streets is 20%,
3. Stagecoach Trail and Corporate Drive assemblies may be constructed as shown on the Regulating Plan;
4. The oval and rounded planting options in Table 3.5 of SmartCode are permitted along all streets within Transect Five
5. Transect Five is the only zone required in this district.

Additional Analysis

The proposal is found to be consistent with the following intent statements:

1.3.3. The Community

- a. That neighborhoods and Regional Centers should be compact, pedestrian-oriented and Mixed Use.
- b. That neighborhoods and Regional Centers should be the preferred pattern of development and that Districts specializing in a single use should be the exception.
- c. That ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive.

1.3.4. The Block and The Building

- a. That buildings and landscaping should contribute to the physical definition of Thoroughfares as Civic places.
- b. That development should adequately accommodate automobiles while respecting the pedestrian and the spatial form of public areas.
- c. That architecture and landscape design should grow from local climate, topography, history, and building practice.
- e. That Civic Buildings and public gathering places should be provided as locations that reinforce community identity and support self-government.
- h. That the harmonious and orderly evolution of urban areas should be secured through form-based codes.



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Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Will Parrish, CNU-A Title : Planner Date: December 4, 2018					