



# Public Hearing

## ZC-24-04

### La Cima Phase 6 FD to CD-4

ZC-23-24 (La Cima Phase 6 / FD to CD-4) Hold a public hearing and consider a request by Doug Goss, on behalf of LCSM PH 4, LLC, for a Zoning Change from Future Development (FD) to Character District-4 (CD-4), or, subject to consent of the owner, another less intense zoning district classification, for approximately 54.015 +/- acre tract of land out of the John Williams Survey, generally located at the southeast corner of West Centerpoint Road and Central Park Loop. (K. Buck)

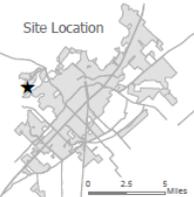


# Property Information

- Approximately 54.015 acres
- Located near the Southeast corner of W Centerpoint Rd and Central Park Loop
- Located within ETJ, annexation concurrently considered by City Council (AN-24-02)



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Date: 3/21/2024



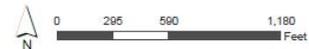


# Context & History

- Currently Vacant
- Surrounding Use: Single-Family Residential
- Development pursuant to La Cima Development Agreement, Resolution #2022-10R



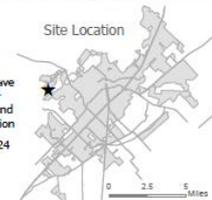
- Subject Property
- Parcel
- City Limit



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**SAN MARCOS** Planning and Development Services

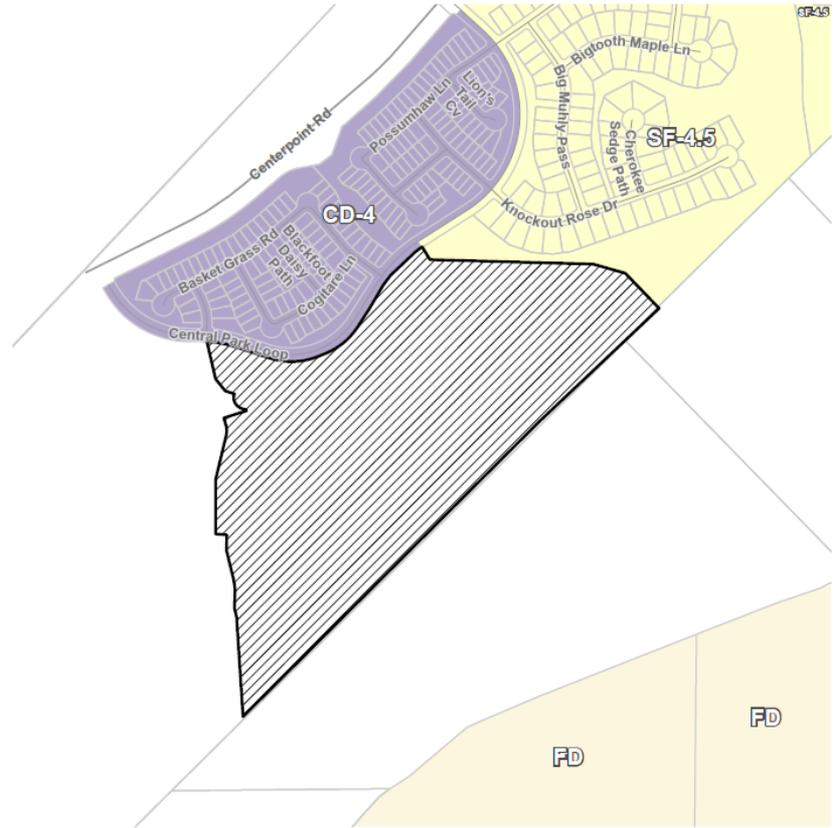


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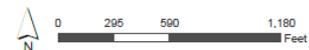


# Context & History

- Existing Zoning:  
Outside City Limits (ETJ)
- Proposed Zoning:  
Character District-4 (CD-4)
  - Allows for a variety of Residential Uses and Limited Commercial Uses at Corners



Subject Property  
 CD-4  
 FD  
 SF-4.5



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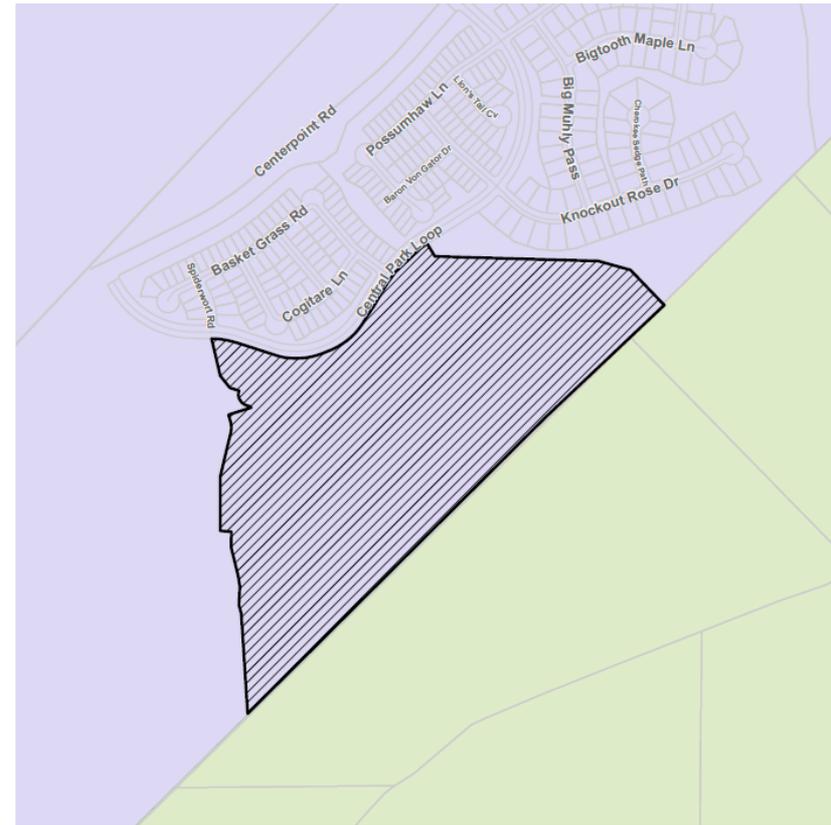




# Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Low Intensity Zone
- Being 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.



- ▨ Subject Property
- Parcels
- Low Intensity
- Open Space



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# Comprehensive Plan Analysis

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

“Character District-4” (CD-4) 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



# Comprehensive Plan Analysis

## Step 3: Is the request consistent with the District/ Existing Zoning Translation Table?

### “Future District” (FD) to “Character District-4” (CD-4)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF4.5, P	FD, DR, D, PH-ZL, TH, MF-12, P	MU, MF-18, MF-24, P	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P
CD-1	C	C	C	C
CD-2	C	NP	NP	NP*
CD-2.5	C	NP	NP	NP*
CD-3	NP	C	C	NP
CD-4	NP*	C	C	C
CD-5	PSA	NP*	C	C

LEGEND:

C = Consider

NP = Not Preferred

\* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.



# Zoning Analysis

- Description of CD-4: Intended to accommodate residential with limited commercial on the corners
- Building Types: Cottage, Duplex, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, Civic
- Uses: Residential, Public, and Limited Commercial Uses
- Proposed Use: Multi-Family permitted in CD-4

## CD-4 SECTION 4.4.3.4 CHARACTER DISTRICT - 4



### GENERAL DESCRIPTION

The CD-4 district is intended to accommodate a variety of residential options including single-family, two-family and multifamily with limited commercial or mixed use on the corners.

### DENSITY

Impervious Cover 80% max.

### TRANSPORTATION

Block Perimeter	2,400 ft. max	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7
	Mixed Use	Section 3.8.1.8

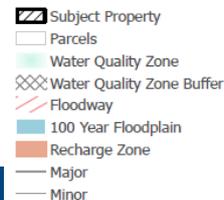
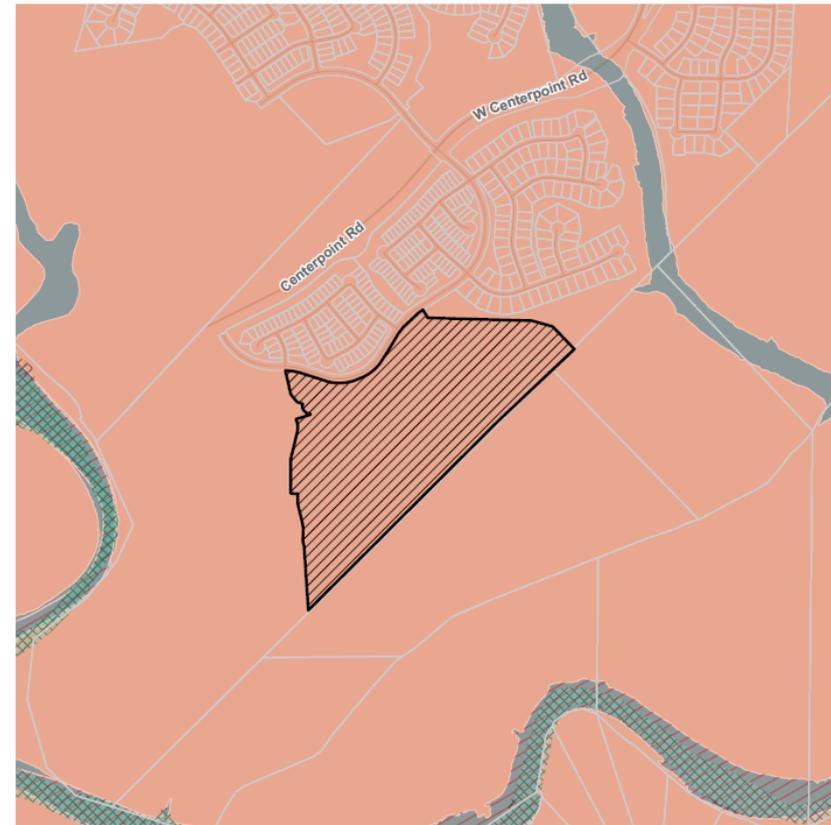
### BUILDING TYPES ALLOWED

Accessory Dwelling	Section 4.4.6.1
Cottage	Section 4.4.6.3
Duplex	Section 4.4.6.5
Townhouse	Section 4.4.6.7
Courtyard Housing	Section 4.4.6.9
Apartment	Section 4.4.6.10
Live/ Work	Section 4.4.6.11
Neighborhood Shopfront	Section 4.4.6.12
Civic Building	Section 4.4.6.15



# Environmental Analysis

- Is located within the Edwards Aquifer Recharge Zone
- Development Agreement provides standards to mitigate impact to natural features



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**SAN MARCOS** Planning and Development Services



JOV



# Infrastructure

- **Streets**
  - Streetscape Improvements
  - Block perimeter (2,400 feet)
  - Bicycle & Sidewalk connections
  
- **Utilities**
  - City of San Marcos Water / Wastewater
  - Pedernales Electric



- Subject Property
- Proposed, Pkwy
- Proposed, SP
- Proposed, Short: 0-10 years on Dev.



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# Recommendation

Staff recommends approval of ZC-24-04 as presented.

# Zoning District Comparison Chart



Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 4 (CD-4)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the <u>future</u> , 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 CD-4 district is intended to accommodate a variety of residential options including single-family, <u>two-family</u> and multifamily with limited commercial or mixed use on the corners.
Uses	Residential/Agricultural. (See Land Use Matrix)	Primarily residential uses. Some commercial uses allowed on corners. (See Land Use Matrix)
Parking Location	No location standards	Not allowed in first layer.
Parking Standards	Dependent upon use	Depends upon use
Max Residential Units per acre	0.4 units per acre (max)	N/A
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Tree and shrub requirements
Building Height (max)	2 stories maximum or 40' max	3 stories maximum or 50ft maximum
Setbacks	50' minimum front, 20' side, and minimum 20% of total lot depth measured at the point of the greatest depth	5ft minimum-12ft maximum front, minimum 5' side, and minimum 15' rear
Impervious Cover (max)	30%	80% maximum
Lot Sizes	Minimum <u>2 acre</u> lot area, minimum 200 ft lot width	Varies depending upon building type
Streetscapes	Residential Street: minimum 5' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Conventional Street: minimum 6' sidewalk, street trees every 40' on center average, 7' planting area between sidewalk and street required.
Blocks	No block perimeter max	2,400 ft. Block Perimeter max