

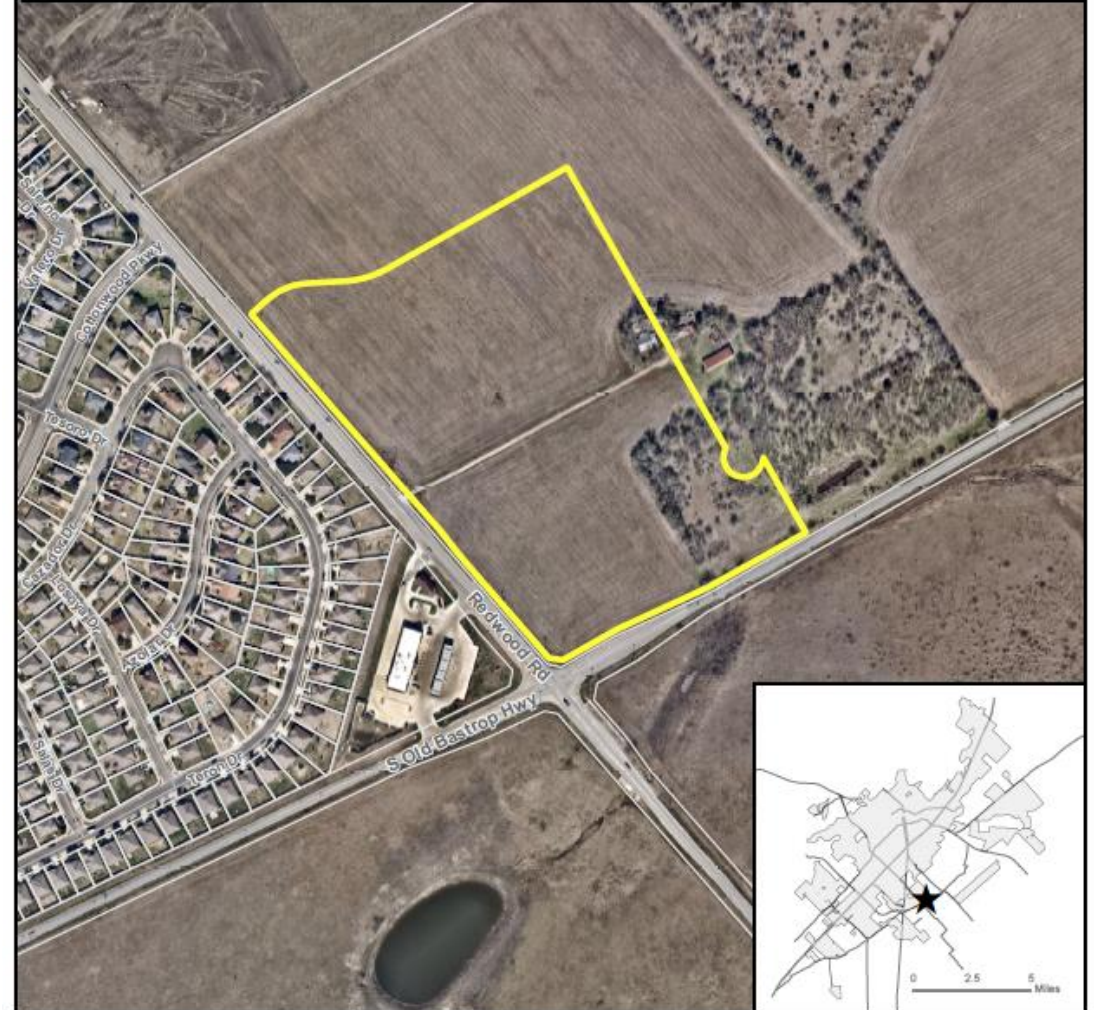
ZC-20-25 (Legacy Square Senior Housing)

Receive a Staff Presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-XX, amending the Official Zoning Map of the City by rezoning approximately 20 acres of land, generally located at the Northeast corner of Redwood Road and South Old Bastrop Hwy (Case No. ZC-20-25), from “FD” Future Development District to “CD-5” Character District-5 District; and including procedural provisions; and consider approval of Ordinance 2021-XX on the first of two readings.

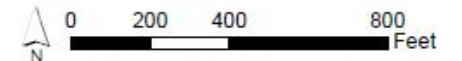
Context & History

- Approximately 20 acres
- **Current Configuration:** Vacant / Agricultural land
- Surrounding uses include:
 - El Camino Real neighborhood
 - Gas Station/Convenience Store/Car Wash
 - Vacant/Agricultural land

ZC-20-25
Aerial View
Legacy Square Senior Living CD-5 — Northeast corner of
Redwood Rd and Old Bastrop Hwy



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



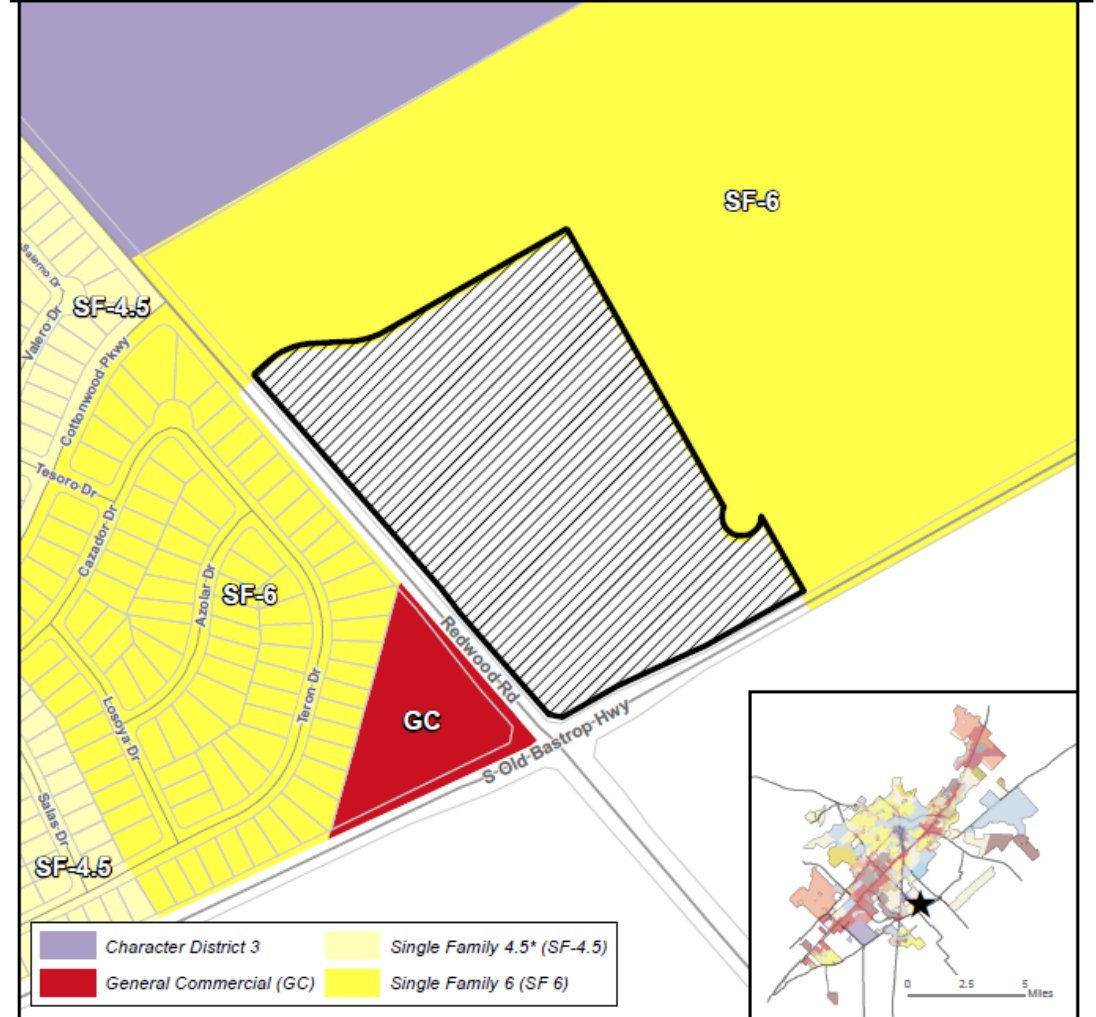
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Map Date: 3/30/2021

Context & History

- Located outside the City Limits (Extraterritorial Jurisdiction)
 - Annexation concurrent with zoning
- **Existing Zoning:** Outside City Limits (ETJ) / Future Development (FD)
- 2019 and 2020: Property owner zoned the surrounding property to CD-3, CD-4, and SF-6

ZC-20-25
 Existing Zoning
 Legacy Square CD-5 Zoning — Northeast corner of
 Redwood Rd and S Old Bastrop Hwy

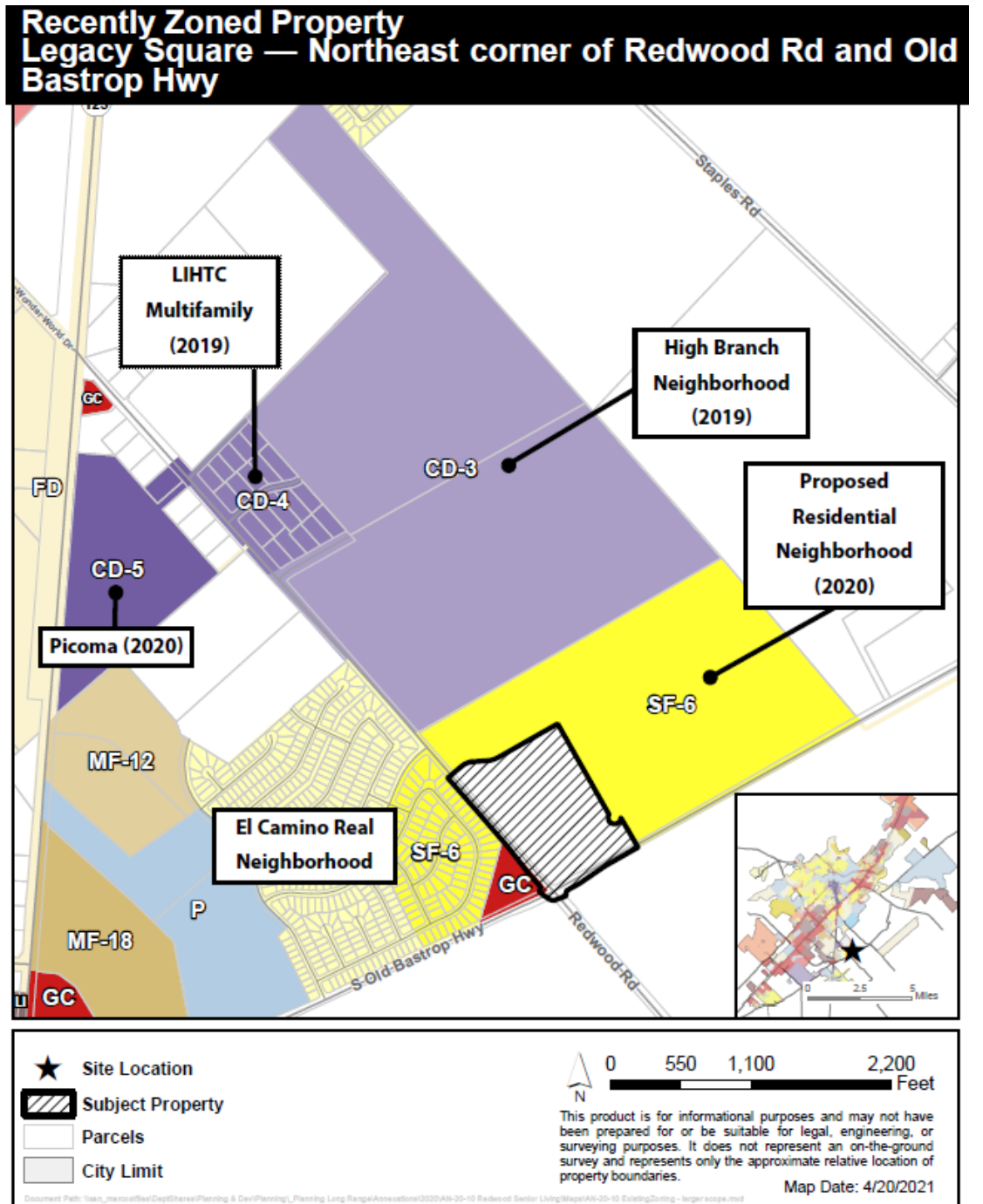


	Character District 3		Single Family 4.5* (SF-4.5)
	General Commercial (GC)		Single Family 6 (SF 6)

<ul style="list-style-type: none"> ★ Site Location Subject Property Parcels City Limit 	<p>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.</p> <p>Map Date: 4/1/2021</p>
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Surrounding development recently zoned and annexed

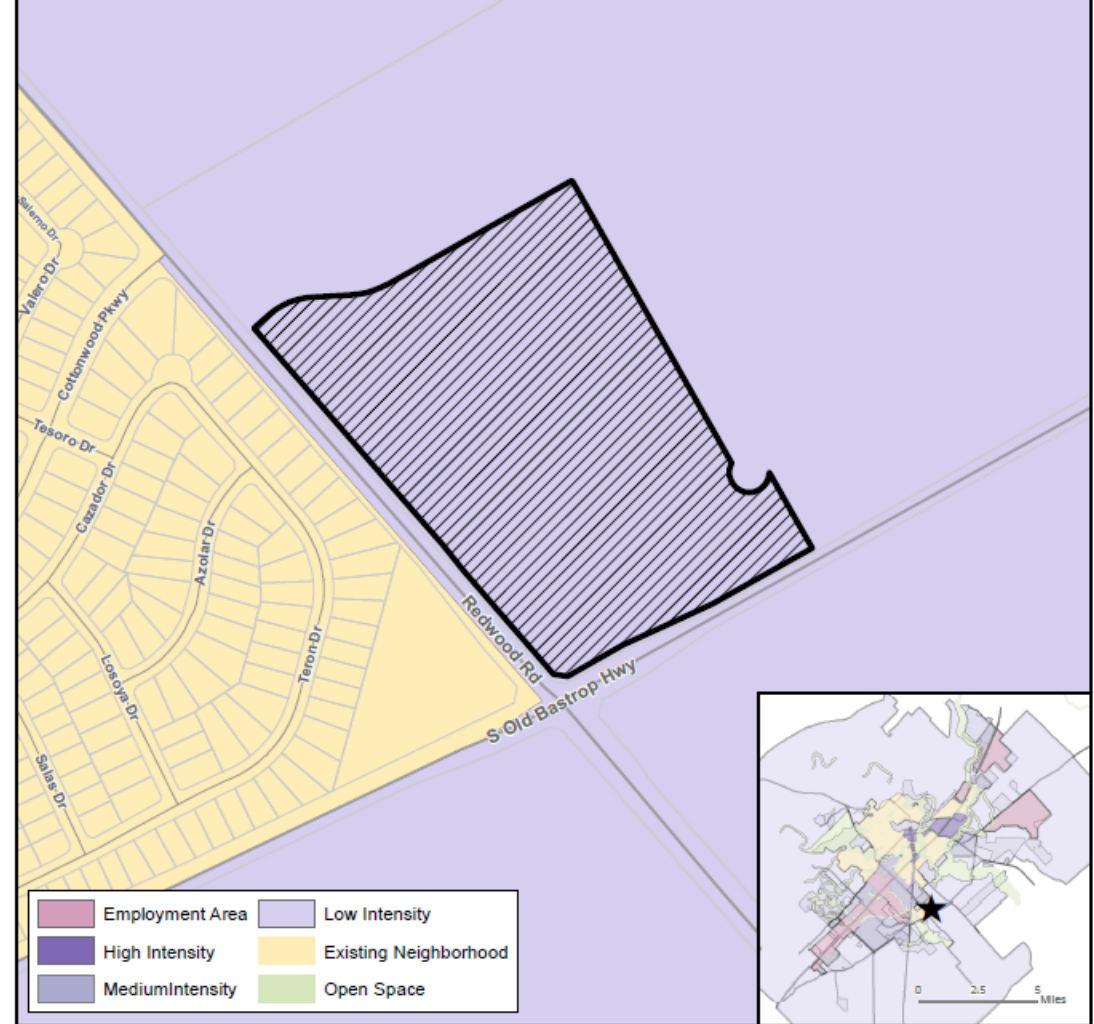
- High Branch Neighborhood (2019)
- LIHTC Multifamily (2019)
- Proposed Residential Neighborhood (2020)
- Picoma (2020)



Context & History

- **Existing Preferred Scenario Designation:**
Low Intensity
- **Surrounding Preferred Scenario Designation:**
Low Intensity & Existing Neighborhood

ZC-20-25 Preferred Scenario Legacy Square CD-5 Zoning — Northeast corner of Redwood Rd and Old Bastrop Hwy

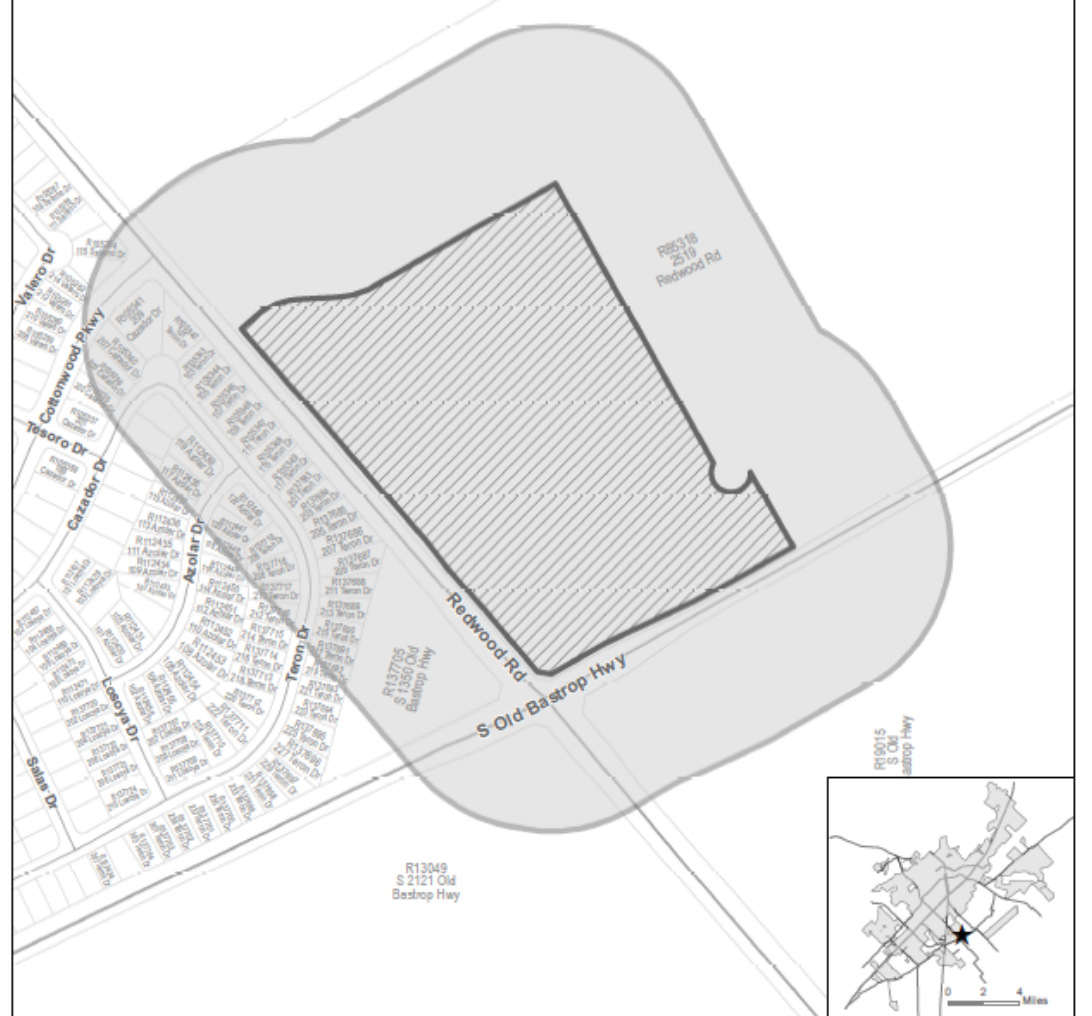


★ Site Location	0 200 400 800 Feet
▨ Subject Property	<p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.</p> <p>Map Date: 4/1/2021</p>
□ Parcels	
▭ City Limit	

Context & History

- **Initial request:** Character District – 4 (CD-4)
 - Withdrawn by applicant to pursue CD-5
- **Proposed Zoning:** Character District - 5 (CD-5)
- **Proposing corner commercial uses**
- **Proposing a senior housing (55+) multifamily project**
 - Low Income Housing Tax Credit (LIHTC) Resolution of No Objection
 - Alternative Compliance approved for one-story buildings (2-story is the minimum requirement in CD-5)

ZC-20-25
400' Buffer
Legacy Square Senior Living CD-5 — Northeast corner of Redwood Rd and Old Bastrop Hwy

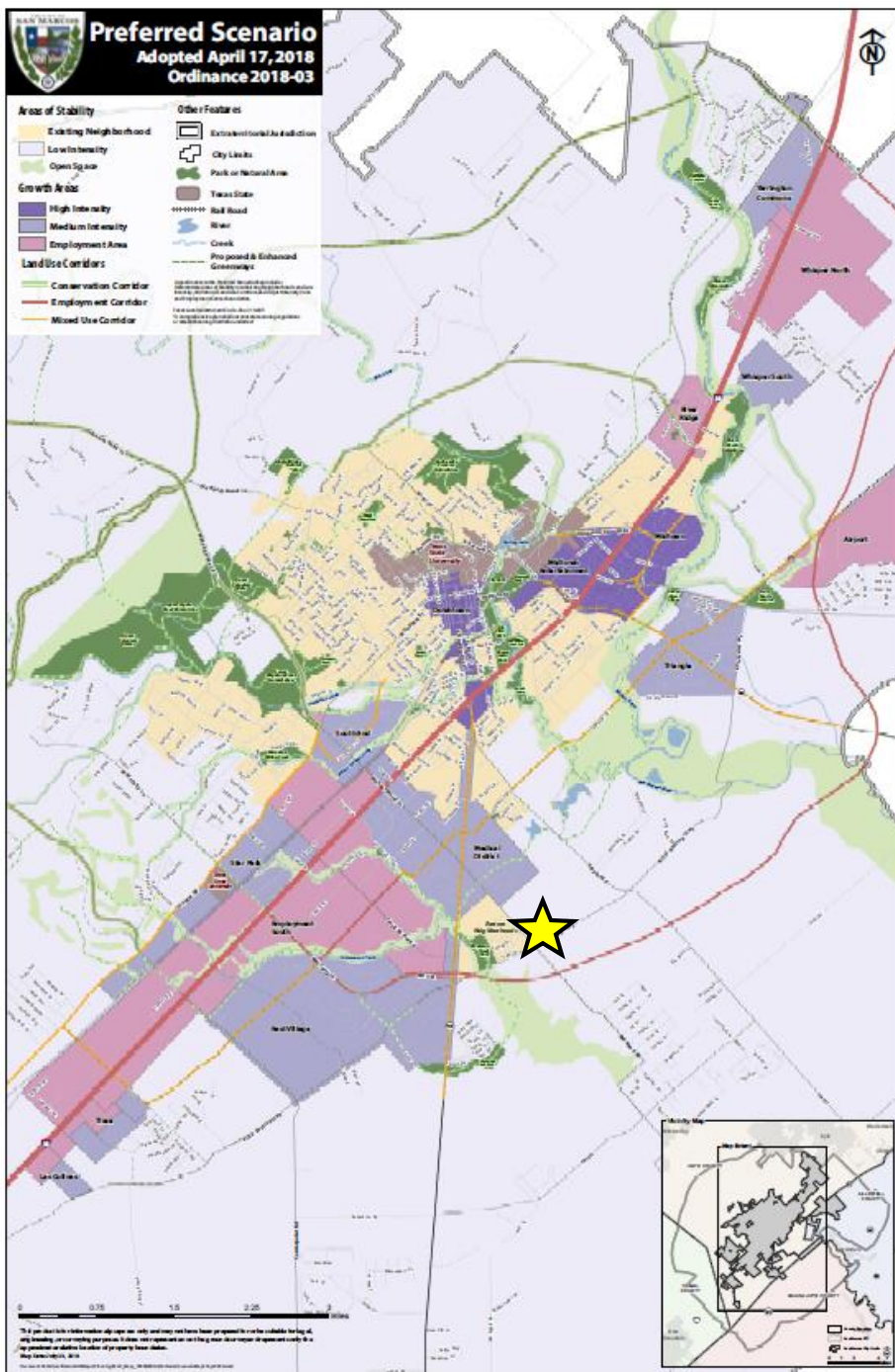


★	Site Location
	Subject Property
	400' Buffer
	Parcel
	City Limit

0 200 400 800 Feet

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Map Date: 3/24/2021



Comprehensive Plan Analysis

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

Located in a Low Intensity Zone

“Low Intensity Areas are varied and diverse with respect to environmental sensitivity and development suitability of the land. They are generally made up of larger undeveloped tracts of land where the preservation of sensitive environmental areas, flood hazard areas and agricultural lands should be considered as part of any development proposal. Development in these areas should be guided by the Land Use Suitability Map of the Comprehensive Plan. ” (4.1.1.6)

Comprehensive Plan Analysis

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

Applicant is requesting a “Character District” (CD-5) within a Area of Stability – 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?

Applicant is requesting a “Character District” (CD-5) converting from a Future Development (FD) District

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

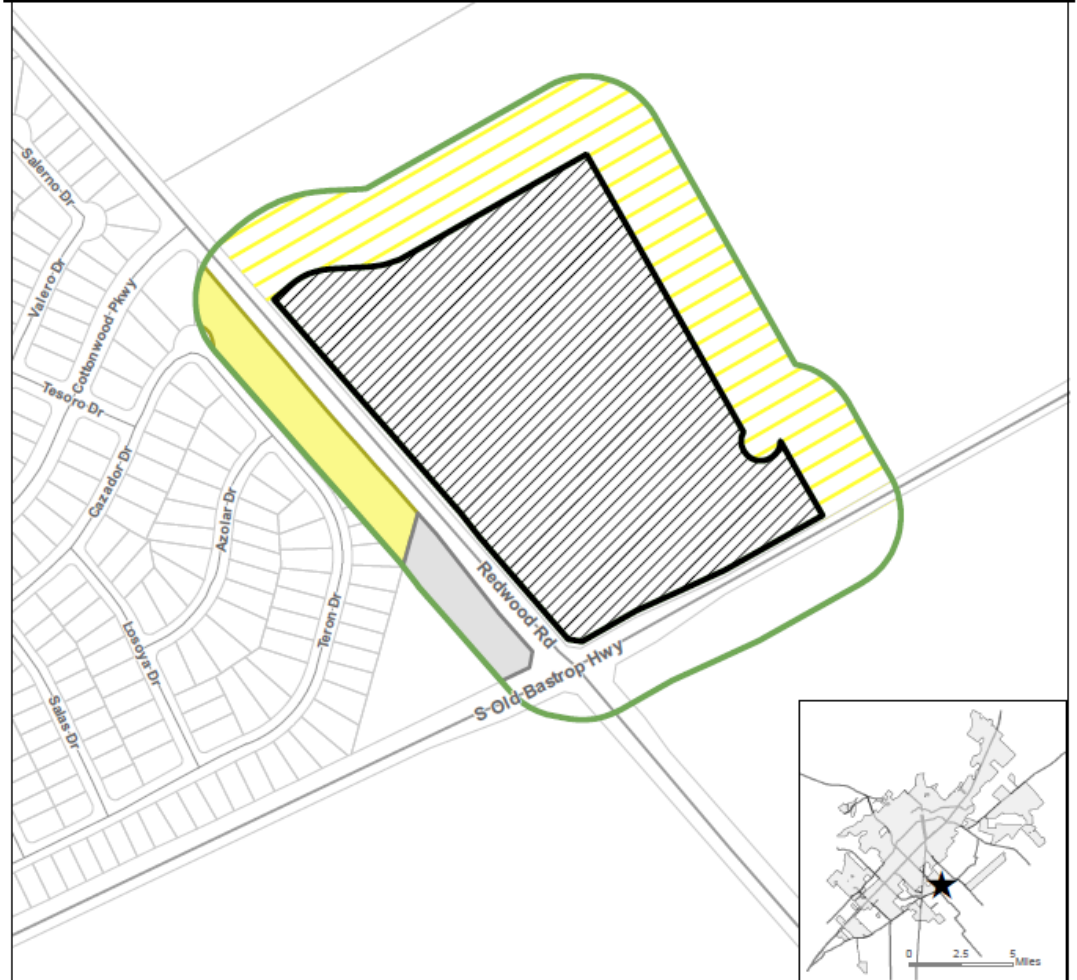
* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

Single Family Preservation Buffer

- April 18, 2018 existing zoning: 66% single-family
- Current zoning: 92% single-family
- 6 votes required by Planning and Zoning Commission

ZC-20-25
Single Family Preservation Buffer
Legacy Square Senior Living CD-5 — Northeast corner of
Redwood Rd and Old Bastrop Hwy



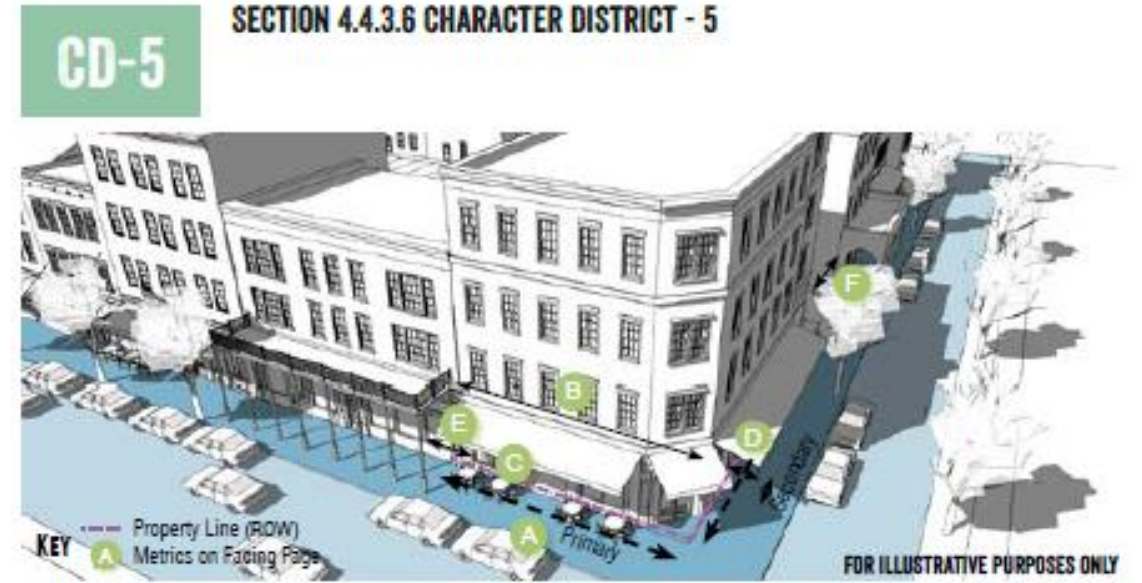
★ Site Location	0 200 400 800 Feet
▨ Subject Property	N
▭ 200' Buffer	
Zoned Area (on April 18, 2018)	
66% Single Family	Currently Zoned Single Family but not a part of the SFPB calculation
34% All Other	

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Map Date: 4/1/2021

CD-5 Zoning Analysis:

- CD-5 zoning is intended to provide a variety of residential, retail, and commercial uses. To promote walkability and compatibility, auto-oriented uses are restricted. CD-5 promotes mixed use and pedestrian-oriented activity.
- **Allowable Building Types:** *Accessory Dwelling, Townhouse, Apartment, Live/Work, Mixed Use Shopfront, Civic Building*
- Surrounding uses are primarily existing or proposed residential. Existing corner convenience / gas station.
 - Single Family Preservation Buffer indicates majority single-family zoning.
- The property is vacant and shown to be in a low constrained area. There is no floodplain on the property.



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.

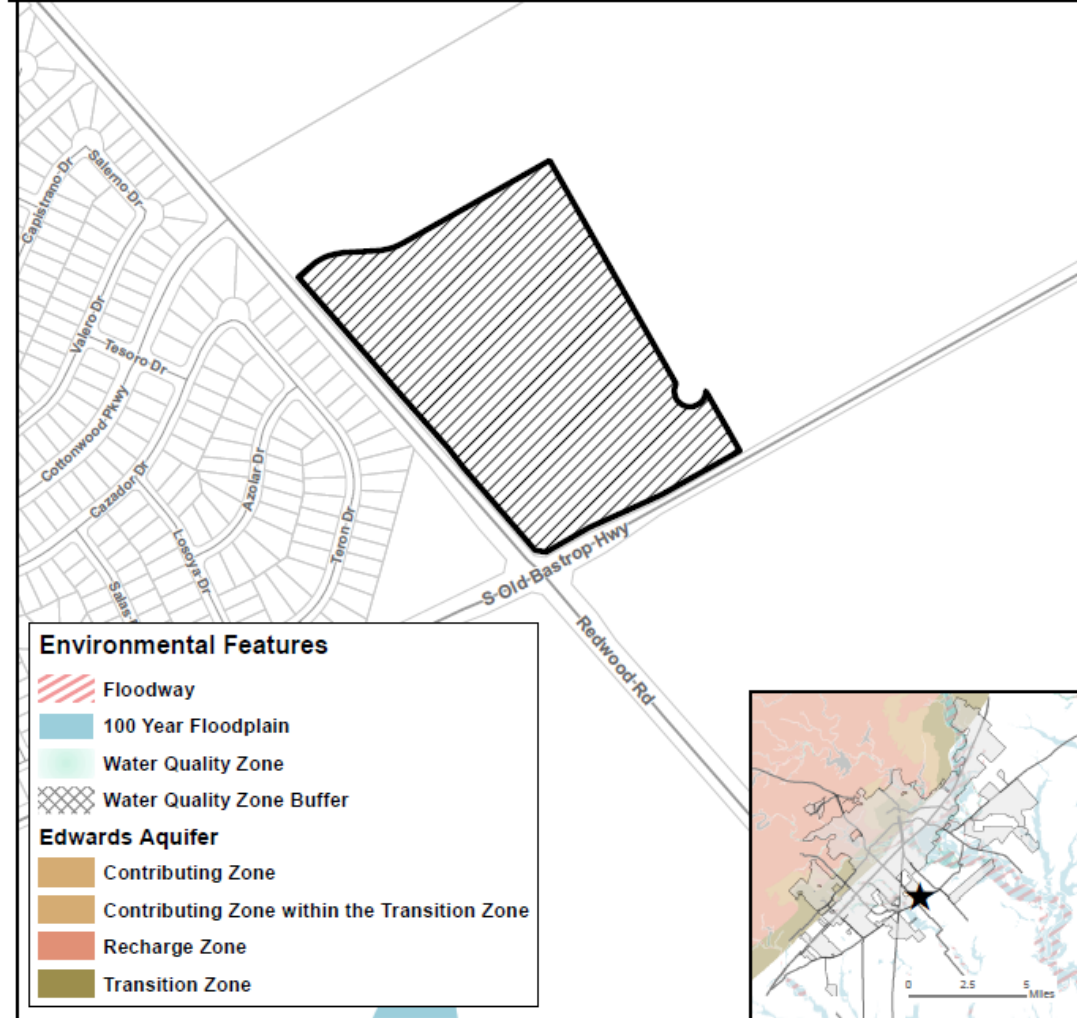
TRANSPORTATION		
Block Perimeter	2,000 ft. max	Section 3.6.2.1
Streetscape Type	Main Street	Section 3.8.1.6
	Multi-Way	Section 3.8.1.9

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

- Located in a low constrained area on the Land Use Suitability map
- Not located in floodplain
- Watershed Protection Plan Phase 2
 - Detention
 - Drainage
 - Environmental Reports

ZC-20-25 Environmental Features Legacy Square CD-5 Zoning — Northeast corner of Redwood Rd and S Old Bastrop Hwy



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Map Date: 4/1/2021

Infrastructure Requirements

- **Street Requirements**
 - Transportation Master Plan
 - Block perimeter requirements (2,000 feet)
 - Bike facility requirements
 - Greenway requirement
 - Sidewalk connections
 - Traffic Impact Analysis (TIA)

- **Subdivision Requirements**
 - Subdivision plat in accordance with lot and block standards

- **Utility Requirements**
 - Extensions of water and wastewater facilities will be installed in accordance with City standards

- **Parkland Dedication + Development**
 - Land dedication and development of infrastructure required for residential uses based on the total number of units proposed
 - Fee-in-lieu may be requested

ZC-20-25 Transportation Master Plan Legacy Square CD-5 Zoning — Northeast corner of Redwood Rd and S Old Bastrop Hwy



★ Site Location
▨ Subject Property
□ Parcels
■ City Limit

0 200 400 800 Feet
N

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 Map Date: 4/1/2021

Additional Analysis

Consistent

- **Block Standards:**
 - Transition / physical break between CD-5 and SF-6
- **Height:**
 - Residential Compatibility Requirements limit height to two stories within 70' of SF-6
 - Alternative Compliance for one-story structures
- **Transitional Protective Yards**
 - Combination of protective landscaping, space, and physical buffers
- **General Development Standards**
 - Trash/recycling location
 - Photometric lighting
 - Landscaping
 - Pedestrian streetscapes
- **Need for Services in the vicinity**

Inconsistent:

- **Comp Plan:**
 - “Not Preferred” designation
 - Reviewed with additional scrutiny
- **Compatibility of Uses**
 - Predominantly existing or planned single-family uses
 - CD-5 allows for higher density residential, taller structures, and uses which are non-residential

Planning Commission Recommendation

- At their April 13, 2021 Meeting, the Planning and Zoning Commission recommended approval of the request with a 6-2 vote.
- **Discussion Topics:**
 - Favorable of the use of senior housing and corner commercial with convenient services.
 - Concerned about a future applicant developing the property and 5 story maximum.
 - Desire to have improved safety on Redwood Road

Staff Recommendation:

- Due to the varying factors regarding existing land use configurations and the preferred or planned configuration of the surrounding area, staff provided a **neutral recommendation**.
- *Single Family Preservation Buffer* analysis requires an affirmative vote of **five members** of the City Council to recommend approval of the zoning change.

City Council First Reading Action:

- City Council recommended approval of the ordinance in accordance with the site plan attached to the ordinance with a 7-0 vote.
- The Ordinance has been updated to reflect the Council direction and a site plan has been included. In addition, staff added a height exhibit to address Council discussion regarding height.
- Single Family Preservation Buffer analysis requires an affirmative vote of **five members** of the City Council to recommend approval of the zoning change.

- Shared detention pond
- Commercial corner

LEGACY SQUARE APARTMENTS - SUMMARY

SITE AREA - 15.203 ACRES

UNIT MIX

128 -1 BEDROOM UNITS - 61%
82 -2 BEDROOM UNITS - 39%

STORAGES

BUILDING A:
15 STORAGES - 5x5'
6 STORAGES - 5x10'

BUILDING B:

15 STORAGES - 5x5'
6 STORAGES - 5x10'

TOTAL STORAGES

30 STORAGES - 5x5'
12 STORAGES - 5x10'

PARKING REQUIREMENTS

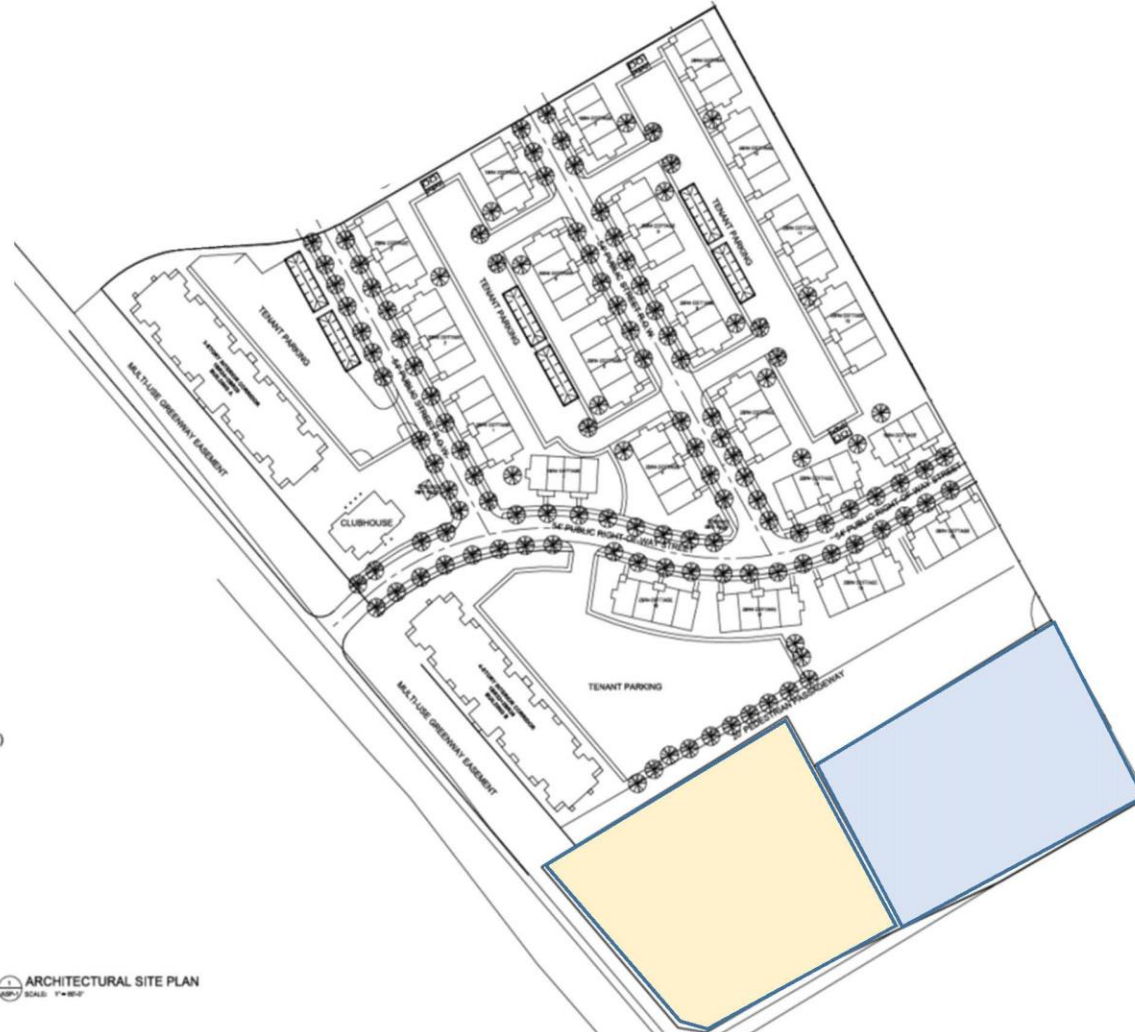
317 REQUIRED PARKING SPACES (PER ORDINANCE)
45 STREET PARKING SPACES
414 SURFACE PARKING SPACES DESIGNED
(INCLUDING 14 ACC. PARKING)
6 GARAGES BUILDINGS - 33 STANDARD SPACES, 2
ACCESSIBLE GARAGE BAYS AND 1 MAINTENANCE BAY)
492 TOTAL PARKING SPACES

SITE AMENITIES

MONUMENT SIGN
MAIL BOX
CLUBHOUSE
POOL
ENTERTAINMENT AREA
BARK PARK
COVERED BIKE RACKS
DUMPTER ENCLOSURES

ZONING

ZONING DESIGNATION FOR DESIGN - CD-5



ARCHITECTURAL SITE PLAN
SCALE: 1"=80'

PROJECT TITLE

**LEGACY SQUARE
APARTMENTS**
2519 REDWOOD ROAD
SAN MARCOS, TX 78666

REVISIONS

NO.	DESCRIPTION	DATE

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

PROJECT NO.

20-005

SHEET TITLE

ARCHITECTURAL SITE
PLAN

SHEET NUMBER

ASP-1

- Shared detention pond
- Commercial corner
- No taller than 1 story
- No taller than 3 story
- No taller than 4 story

LEGACY SQUARE APARTMENTS - SUMMARY

SITE AREA - 15.203 ACRES

UNIT MIX
 126 -1 BEDROOM UNITS - 61%
 82 -2 BEDROOM UNITS - 39%

STORAGES
BUILDING A:
 15 STORAGES - 5'x5'
 6 STORAGES - 5'x10'

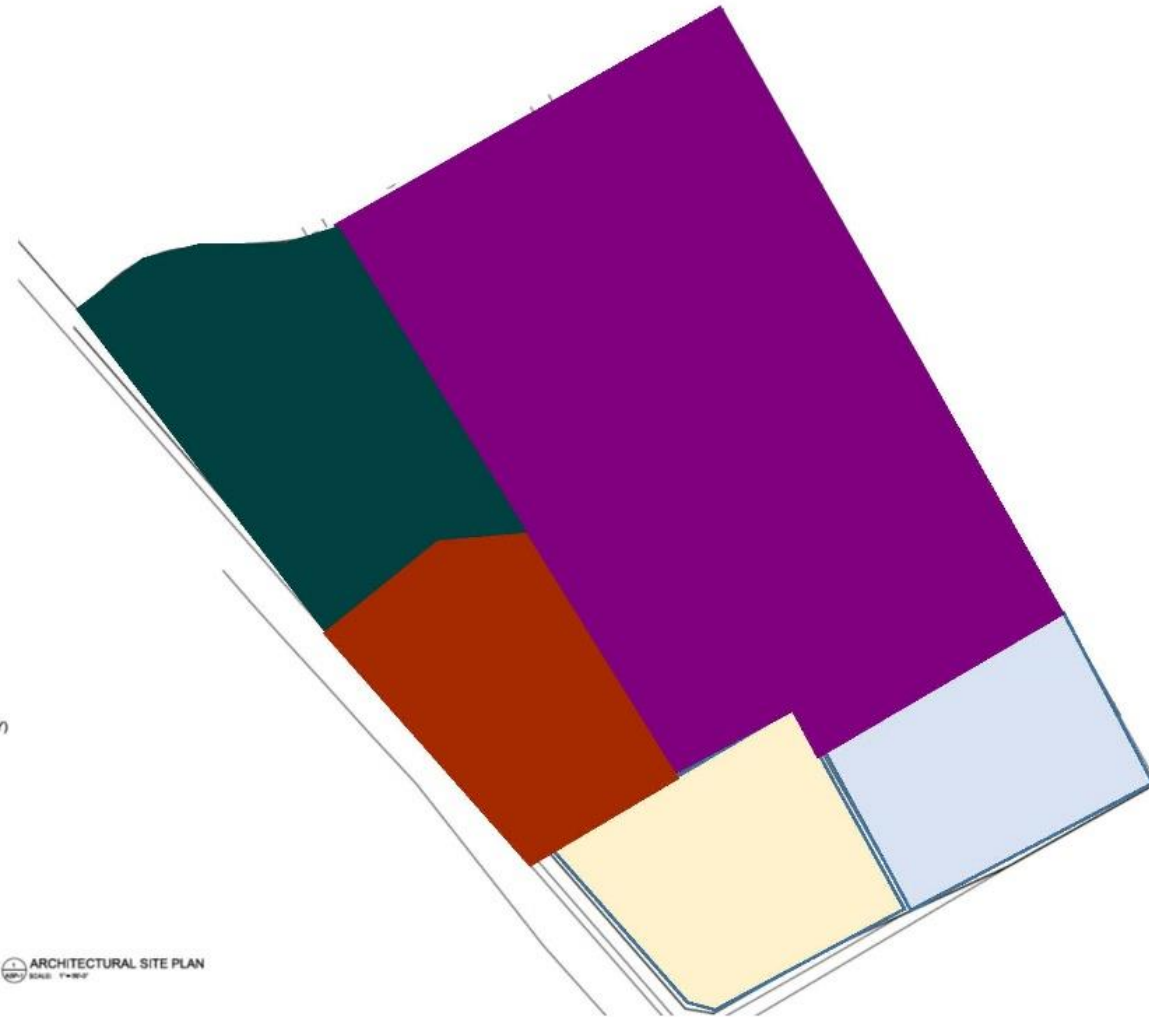
BUILDING B:
 15 STORAGES - 5'x5'
 6 STORAGES - 5'x10'

TOTAL STORAGES
 30 STORAGES - 5'x5'
 12 STORAGES - 5'x10'

PARKING REQUIREMENTS
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SITE AMENITIES
 MONUMENT SIGN
 MAIL BOX
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 COVERED BIKE RACKS
 DUMPTER ENCLOSURES

ZONING
 ZONING DESIGNATION FOR DESIGN - CD-5



ARCHITECTURAL SITE PLAN
 SCALE: 1"=80'

PROJECT TITLE

LEGACY SQUARE APARTMENTS
 2519 REDWOOD ROAD
 SAN MARCOS, TX 78666

REVISIONS

NO.	DATE	DESCRIPTION

DO NOT SCALE PRINTS - USE
 FIGURED DIMENSIONS ONLY

PROJECT NO.

20-005

SHEET TITLE

ARCHITECTURAL SITE
 PLAN

SHEET NUMBER

ASP-1

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 5 (CD-5)
Zoning Description	The Future Development (FD) District is intended to serve as a temporary zoning district for properties that shall develop in the future, 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-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	Residential / Agricultural (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Dependent upon use	Dependent 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	2 stories (min), 5 stories (max)
Setbacks	Based on Zoning District	Based on Zoning District
Impervious Cover (max)	30%	100%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Allows a variety of lot sizes depending on Building Type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area between sidewalk and street required.	Main Street: 10' sidewalk, street trees every 35' on center average, 7' planting area between sidewalk and street required.
Blocks	No Block Perimeter Required	2,000 ft. Block Perimeter max