

Zoning Request
ZC-21-06

parcHAUS CD-1
Centerpoint Road



Summary

Request:	Zoning change from “FD” Future Development to “CD-1” Character District 1		
Applicant:	LJA Engineering 7500 Rialto Blvd, Bldg 2, Ste 100, Austin, TX 78735	Property Owner:	Lowman Ranch, Ltd. P.O. Box 1021 Dahlonega, GA 30533

Notification

Application:	4/20/2021	Neighborhood Meeting:	N/A
Published:	4/25/2021	# of Participants	N/A
Posted:	4/22/2021	Personal:	4/23/2021
Response:	None as of the date of this report		

Property Description

Legal Description:	Approximately 10.19 acres out of the Edward Burluson Survey, Abstract No. 63, Hays County, Texas		
Location:	Generally located 2,000 feet southwest of the Centerpoint Rd and Center Point Ct. intersection		
Acreage:	10.19 acres	PDD/DA/Other:	N/A
Existing Zoning:	N/A – ETJ	Proposed Zoning:	CD-1
Existing Use:	Agricultural	Proposed Use:	Detention Pond
Existing Occupancy:	N/A	Occupancy:	N/A
Preferred Scenario:	Low Intensity Zone	Proposed Designation:	Same
CONA Neighborhood:	N/A	Sector:	5
Utility Capacity:	Extension Required at Developer’s Cost	Floodplain:	No
Historic Designation:	N/A	My Historic SMTX Resources Survey	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial	Outlet Mall	Employment South
South of Property:	ETJ	Agricultural	Low Intensity
East of Property:	ETJ	Agricultural	Low Intensity
West of Property:	ETJ	Agricultural	Low Intensity

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Staff Recommendation

X	Approval as Submitted	Alternate Approval	Denial
Staff: Will Rugeley, AICP		Title: Planner	Date: 4/27/2021

History

The City of San Marcos will provide water and wastewater services at the site; however, the developer will be responsible for utility infrastructure construction. Pedernales Electric Service will provide electric service.

Additional Analysis

ZC-21-06, ZC-21-07 and ZC-21-08 seek to entitle a multifamily development pursuant to the CD-1, CD-4, and CD-5 Zoning District Regulations. The 10.19 acres associated with this zoning case is intended to serve as the development’s detention area. An annexation request is being considered concurrent with the zoning change requests.

Comments from Other Departments

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

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>X</u>	<p>Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map</p> <p><i>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</i></p>
		<u>N/A</u>	<p>Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area</p> <p><i>Studies were not complete at the time of the request</i></p>

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
<u>X</u>			<i>Whether the uses permitted by the proposed change in zoning district classification and the standards applicable to such uses shall be appropriate in the immediate area of the land to be reclassified</i>
<u>X</u>			Whether the proposed zoning will reinforce the existing or planned character of the area
	<u>X</u>		Whether the site is appropriate for the development allowed in the proposed district <i>The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos</i>
		<u>N/A</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning <i>The property is currently not zoned as it's located outside City Limits</i>
		<u>X</u>	Whether there is a need for the proposed use at the proposed location <i>This area is the development's low point and is therefore the ideal location for drainage improvements</i>
<u>X</u>			Whether the City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, public safety, and emergency services, while maintaining sufficient levels of service to existing development <i>The site is located adjacent to City Limits with access to existing utilities and Centerpoint Road</i>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property <i>No adverse impacts were noted</i>
		<u>N/A</u>	For requests to a Neighborhood Density District, whether the proposed amendment complies with the compatibility of uses and density in Section 4.1.2.5

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Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>The impact the proposed amendment has with regard to the natural environment, including the quality and quantity of water and other natural resources, flooding, and wildlife management</p> <p><i>The property is not located within a constrained area</i></p>
<u>X</u>			<p>Any other factors which shall substantially affect the public health, safety, morals, or general welfare</p>