



# **Public Hearing**

## **ZC-23-15**

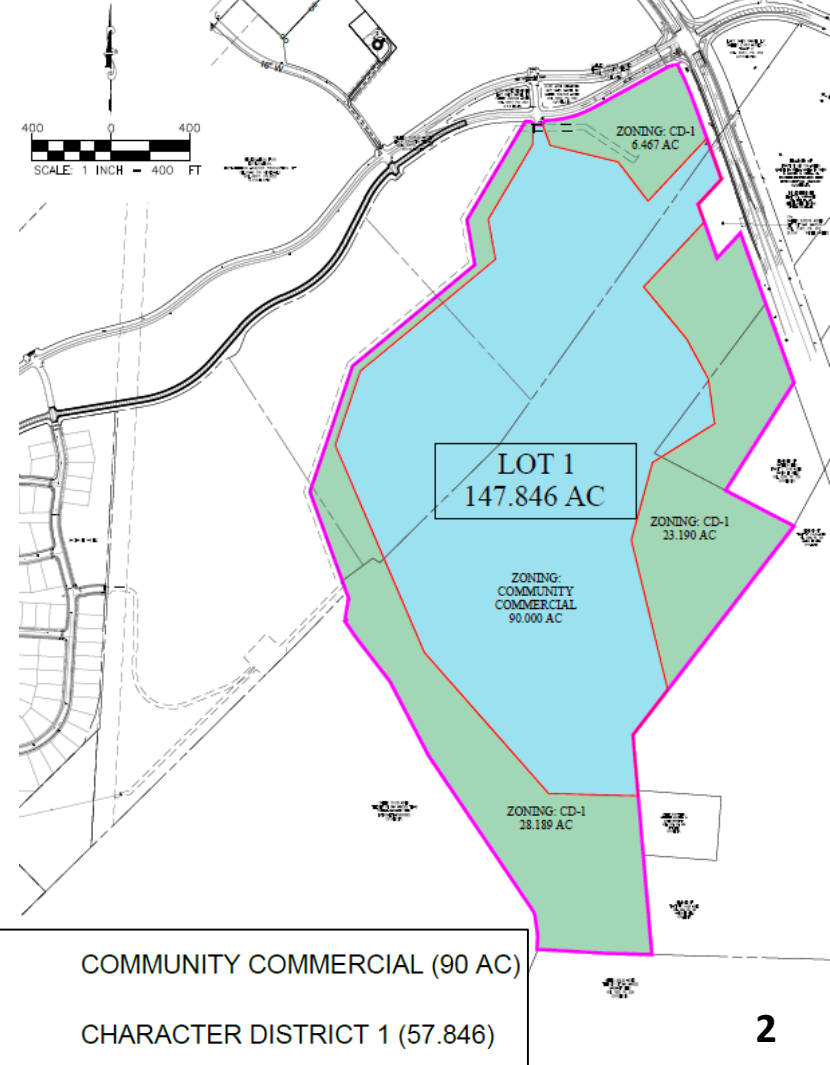
### **Hill Country Studios / FD to CD-1**

Consider approval of Ordinance 2023-50, on the second of two readings, amending the Official Zoning Map of the City in Case ZC-23-15, by rezoning approximately 57.846 acres of land out of the L. Glassgow Survey No. 14, Abstract No. 188 and the John Williams Survey, Abstract No's. 471 and 490, generally located at the southwest corner of the W. Centerpoint Rd and Ranch Rd 12 intersection, from Future Development (FD) to Character District - 1 (CD-1) or, subject to consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



# Related Applications

- ZC-23-15: 57.846 acres / CD-1
- ZC-23-02: 90 acres / CC





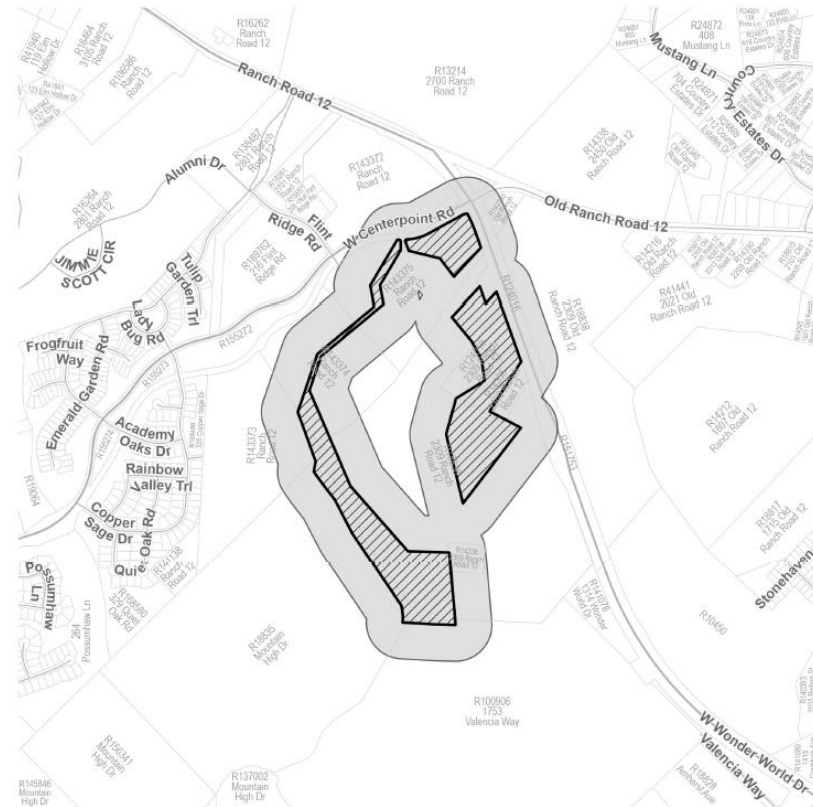
# Property Information

- Approximately 58 acres
- SW corner of the W. Centerpoint Rd & Ranch Rd. 12 intersection
- Located within ETJ, annexation concurrently considered by City Council

ZC-23-15

Hill Country Studios -  
W. Centerpoint Rd & Ranch Rd 12

400ft Buffer



- Subject Property
- Parcel
- 400ft Buffer



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Date: 5/4/2023

**SAN MARCOS** Planning and Development Services





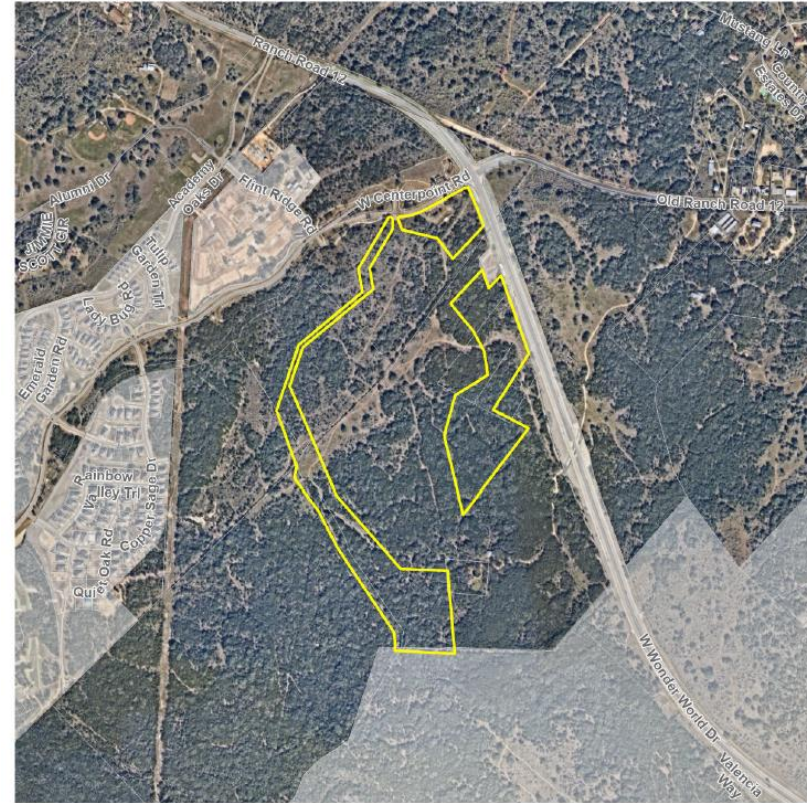
# Context & History

- Currently vacant
- Surrounding uses
  - Vacant/rural
- La Cima DA. Res. 2022-106R

ZC-23-15

Hill Country Studios CD-1 - W. Centerpoint Rd & Ranch Rd 12

Aerial Map



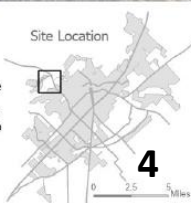
- Subject Property
- Parcel
- City Limit



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Date: 5/3/2023

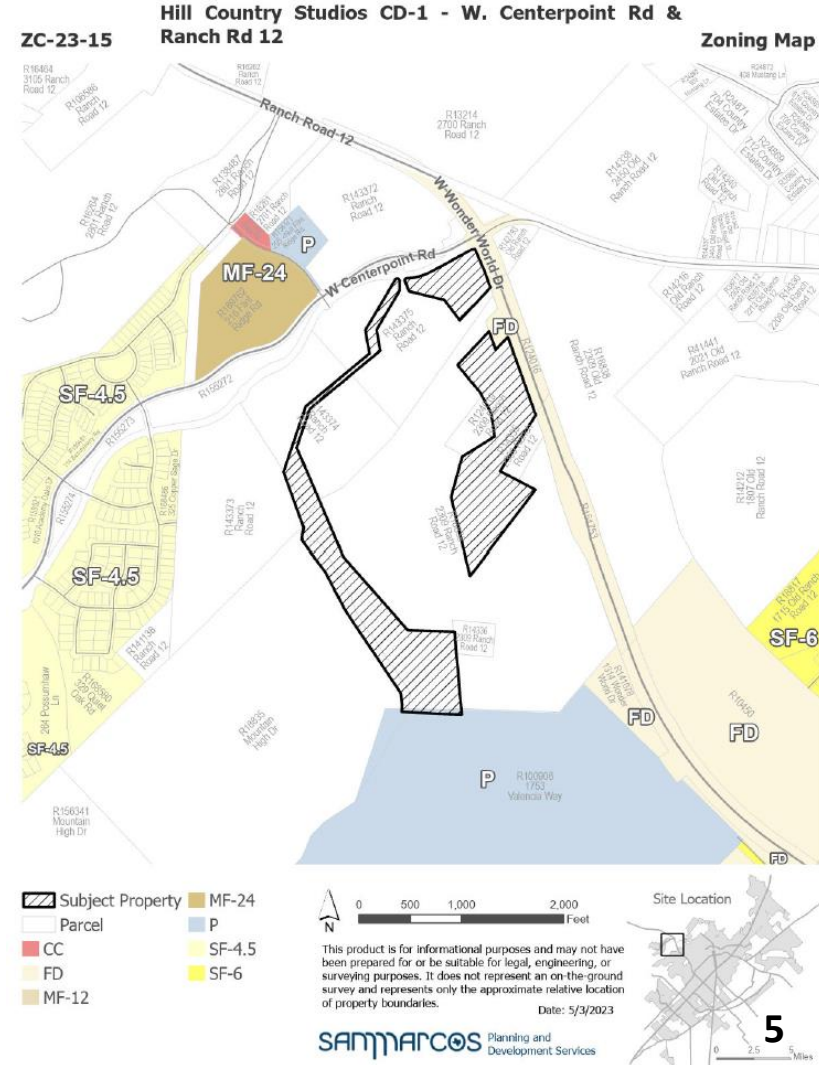
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# Context & History

- Existing Zoning:  
Outside City Limit (ETJ)
- Proposed Zoning:  
Character District-1 (CD-1)
  - Seeks to preserve open spaces and sensitive areas. Parks and open space are allowed





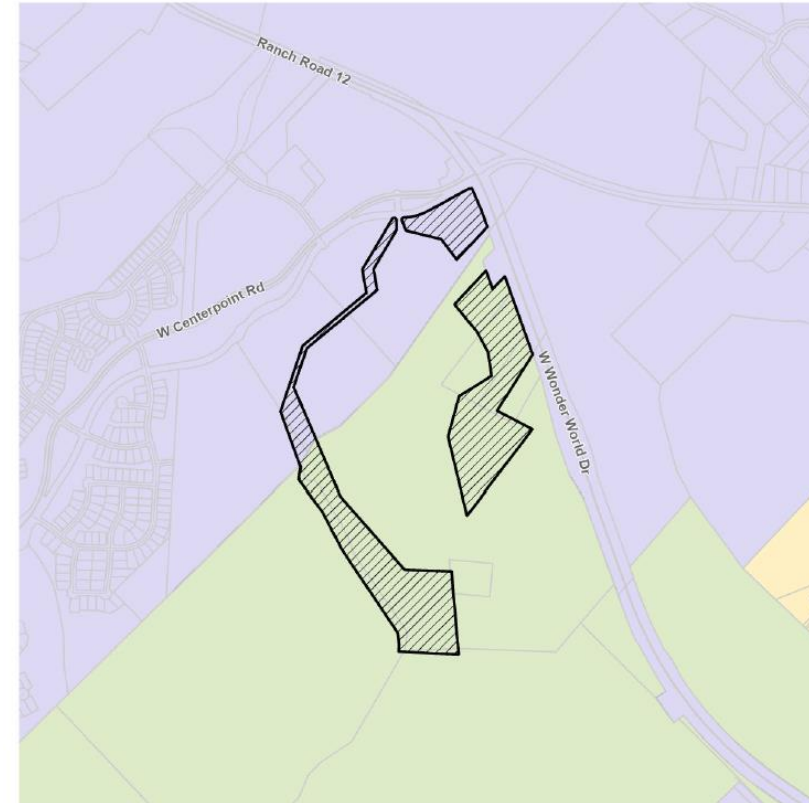


# Comprehensive Plan Analysis

**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

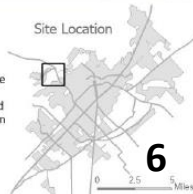
Open Space



- Subject Property
- Parcels
- Low Intensity
- Existing Neighborhood
- Open Space

0 500 1,000 2,000 Feet  
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Date: 5/3/2023

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# Comprehensive Plan Analysis

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

## Character District-1 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?

## Existing Zoning Future Development (FD) to Character District (CD-1)

TABLE 4.6 CHARACTER DISTRICT / EXISTING ZONING TRANSLATION TABLE

	EXISTING ZONING DISTRICTS			
	FAR, SF-R, MR, SF-6, SF-4.5, 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. 4.1.2.6(C)3a. above.				
An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.				



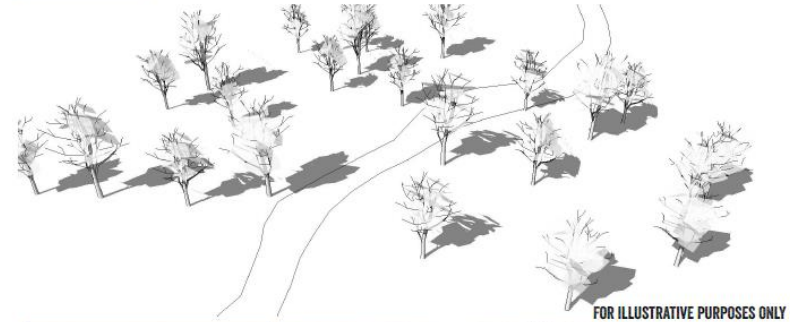


# Zoning Analysis

- CD-1 District is the least intense zoning district in the City's Code, primarily characterized by extensive, undisturbed landscapes
- Agricultural and public uses
- Proposed as open space

## CD-1

### SECTION 4.4.3.1 CHARACTER DISTRICT - 1



#### GENERAL DESCRIPTION

The CD-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single family homes but is primarily characterized by extensive, undisturbed landscapes.

#### TRANSPORTATION

Block Perimeter	N/A
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#### DENSITY

Units Per Gross Acre	N/A
Impervious Cover	20% max.



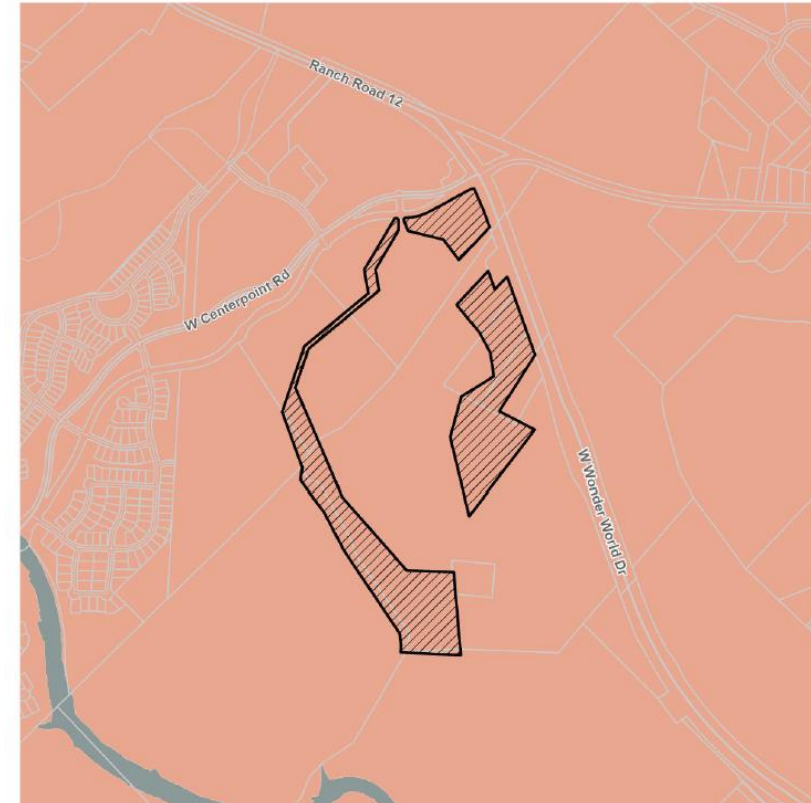
# Environmental Analysis

- Is located within Recharge Zone
- DA provides standards to mitigate impact to natural features

ZC-23-15

Hill Country Studios CD-1 - W. Centerpoint Rd &  
Ranch Rd 12

Enviro Features Map



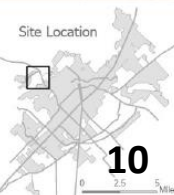
- ▨ Subject Property
- ▭ Parcels
- 100 Year Floodplain
- Recharge Zone



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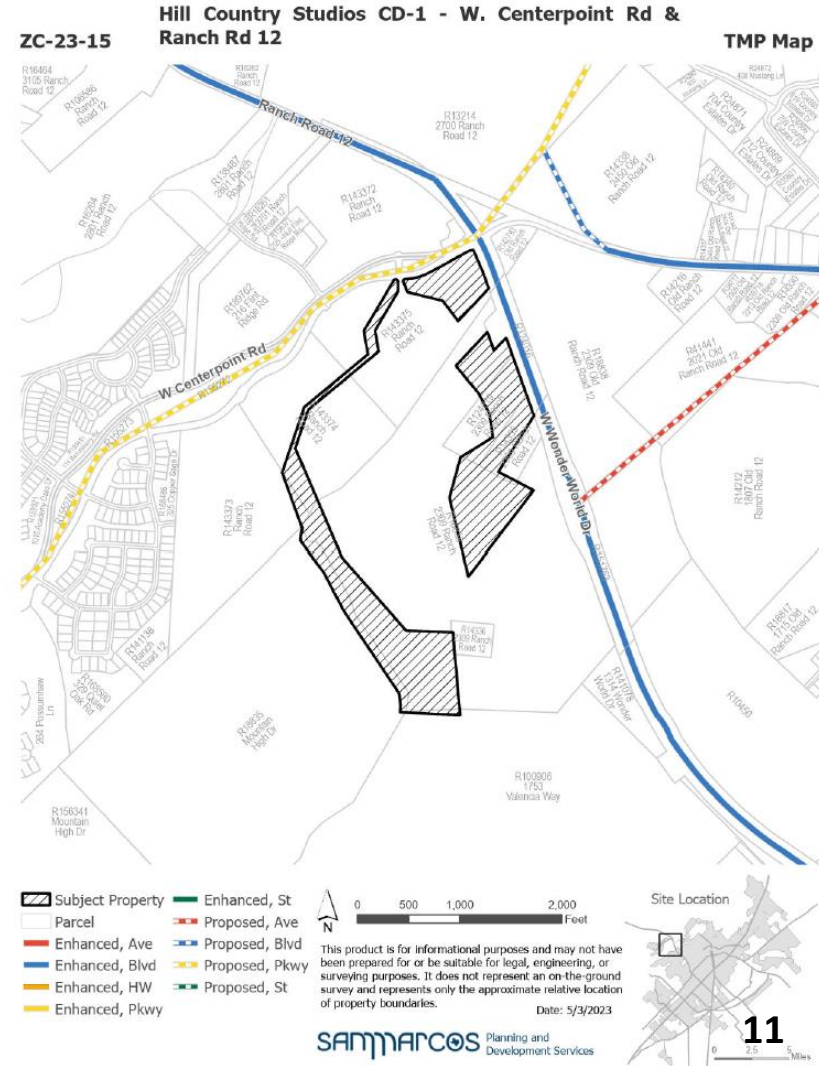
# Infrastructure

## • Streets

- Streetscape improvements based on DA
- Transportation Master Plan
- Block perimeter based on DA
- Bicycle & sidewalk connections

## • Utilities

- City of San Marcos Water / Wastewater
- Pedernales Electric





# Recommendation

- Planning and Zoning Commission recommended **approval** of ZC-23-15 as presented with a 7-0 vote.
- Staff recommended **approval** of ZC-23-15 as presented.



# Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Character District – 1 (CD-1)
<b>Zoning Description</b>	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-1 District is intended for the preservation of open space and to protect the most sensitive natural resources in San Marcos. It may include widely dispersed rural single-family homes but is primarily characterized by extensive, undisturbed landscapes.
<b>Uses</b>	Residential / Agricultural (See Land Use Matrix)	Agricultural & its Accessory Uses, Public & Institutional, etc. (See Land Use Matrix)
<b>Parking Location</b>	No location standards	No location standards
<b>Parking Standards</b>	Dependent upon use	Dependent upon use
<b>Max Residential Units per acre</b>	0.4 units per acre (max)	N/A
<b>Occupancy Restrictions</b>	N/A	N/A
<b>Landscaping</b>	Tree and shrub requirements	Dependent upon use
<b>Building Height (max)</b>	2 stories	N/A
<b>Setbacks</b>	50' minimum front, 20' side, and 20% of total lot depth measured at point of greatest depth in rear	N/A
<b>Impervious Cover (max)</b>	30%	20%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	N/A
<b>Streetscapes</b>	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.	N/A
<b>Blocks</b>	No Block Perimeter Required	No Block Perimeter Required