

**Zoning Request  
ZC-23-15**

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



**Summary**

<b>Request:</b>	Zoning change from FD to CD-1		
<b>Applicant:</b>	Zach Price 3413 Hunter Rd. Ste. D, PMB 307 San Marcos, TX 78666	<b>Property Owner:</b>	Hill Country Real Estate - San Marcos, LLC 3413 Hunter Rd. Ste. D, PMB 307 San Marcos, TX 78666

**Notification**

<b>Application:</b>	5/3/2023	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	5/7/2023	<b># of Participants</b>	N/A
<b>Posted:</b>	5/5/2023	<b>Personal:</b>	5/5/2023
<b>Response:</b>	None as of the date of this report		

**Property Description**

<b>Legal Description:</b>	L. Glasgow Survey No. 14, Abstract No. 188 & the John Williams Survey, Abstract No's. 471 & 490		
<b>Location:</b>	Southwest corner of the W. Centerpoint Rd & Ranch Rd. 12 intersection		
<b>Acreage:</b>	57.486 acres	<b>PDD/DA/Other:</b>	Res. 2022-106R
<b>Existing Zoning:</b>	FD	<b>Proposed Zoning:</b>	CD-1
<b>Existing Use:</b>	Vacant	<b>Proposed Use:</b>	Film Studio Buffer
<b>Existing Occupancy:</b>	N/A	<b>Occupancy:</b>	N/A
<b>Preferred Scenario:</b>	Low Intensity & Open Space Zone	<b>Proposed Designation:</b>	Same
<b>CONA Neighborhood:</b>	La Cima	<b>Sector:</b>	N/A
<b>Utility Capacity:</b>	Available	<b>Floodplain:</b>	No
<b>Historic Designation:</b>	N/A	<b>My Historic SMTX Resources Survey</b>	No

**Surrounding Area**

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	ETJ	Vacant	Low Intensity
<b>South of Property:</b>	P	Vacant	Open Space
<b>East of Property:</b>	ETJ	Vacant	Low Intensity
<b>West of Property:</b>	ETJ	Vacant	Open Space

**Staff Recommendation**

<input checked="" type="checkbox"/> <b>Approval as Submitted</b>	<input type="checkbox"/> <b>Alternate Approval</b>	<input type="checkbox"/> <b>Denial</b>
<b>Staff:</b> Will Rugeley, AICP	<b>Title:</b> Planner	<b>Date:</b> May 17, 2023

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**History**

The La Cima Development Agreement received its initial approval in 2013. Since then, the Development Agreement has been amended 7 times with the last occurring in May 2022 to provide additional development standards for multifamily units.

**Additional Analysis**

This property is being annexed and zoned per the La Cima Development Agreement which authorizes Community Commercial uses up to 300 acres maximum. The area associated with this request surrounds the proposed film studio and is made so that Community Commercial acreage is not used in areas that are intended to remain vacant/undeveloped.

**Comments from Other Departments**

<b>Police</b>	No Comment
<b>Fire</b>	No Comment
<b>Public Services</b>	No Comment
<b>Engineering</b>	No Comment

Evaluation			Criteria for Approval (Sec.2.5.1.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			Whether the proposed zoning map amendment implements the policies of the adopted Comprehensive Plan and preferred scenario map <b><i>The subject property is regulated by an approved development agreement. CD-1 zoning will allow the proposed Open Space use and is in accordance with the La Cima DA.</i></b>
		<u>N/A</u>	Whether the proposed zoning map amendment is consistent with any adopted small area plan or neighborhood character study for the area <b><i>Studies were not complete at the time of the request.</i></b>
		<u>X</u>	Whether the proposed zoning map amendment implements the policies of any applicable plan adopted by City Council
<u>X</u>			Whether the proposed zoning map amendment is consistent with any applicable development agreement in effect
<u>X</u>			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
<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
		<u>N/A</u>	Whether there are substantial reasons why the property cannot be used according to the existing zoning
		<u>X</u>	Whether there is a need for the proposed use at the proposed location
<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 <b><i>The property will be served with City water and wastewater per the approved development agreement.</i></b>
<u>X</u>			Whether the proposed rezoning will have a significant adverse impact on property in the vicinity of the subject property

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		<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
<u>X</u>			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
<u>X</u>			Any other factors which shall substantially affect the public health, safety, morals, or general welfare