



# **Public Hearing**

## **ZC-23-02**

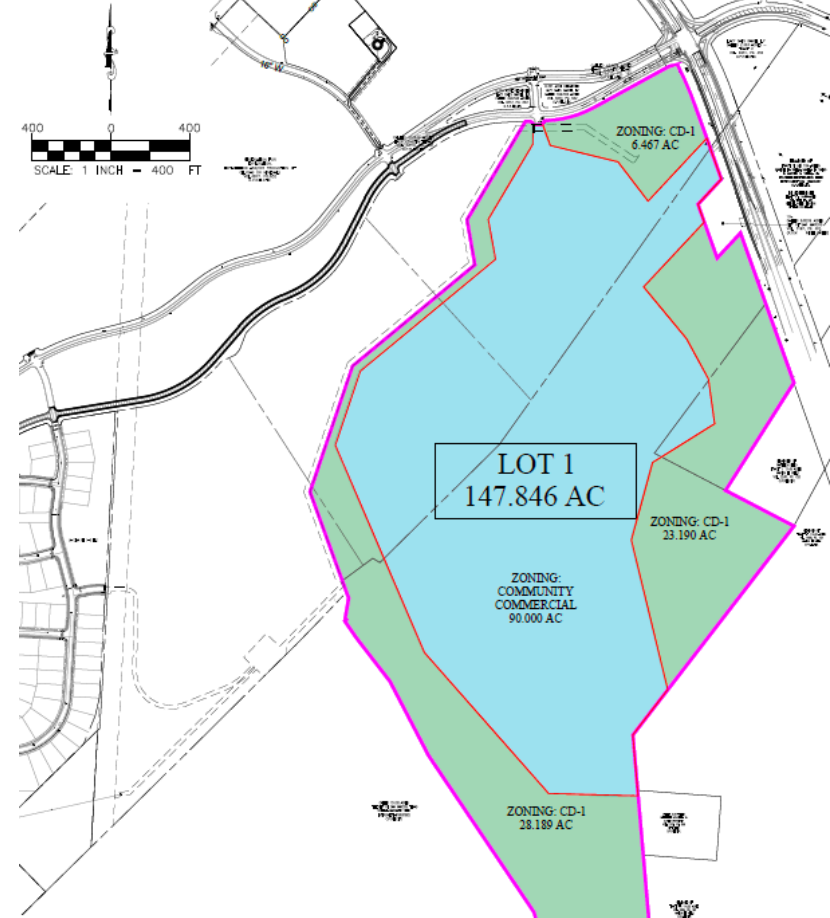
### **Hill Country Studios / FD to CC**

Hold a public hearing and consider a request by Zach Price, on behalf of Hill Country Real Estate – San Marcos, LLC, for a zoning change from “FD” Future Development to “CC” Community Commercial or, subject to consent of the owner, another less intense zoning district classification, for approximately 90.00 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. (W. Rugeley)



# Related Applications

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



COMMUNITY COMMERCIAL (90 AC)



CHARACTER DISTRICT 1 (57.846)



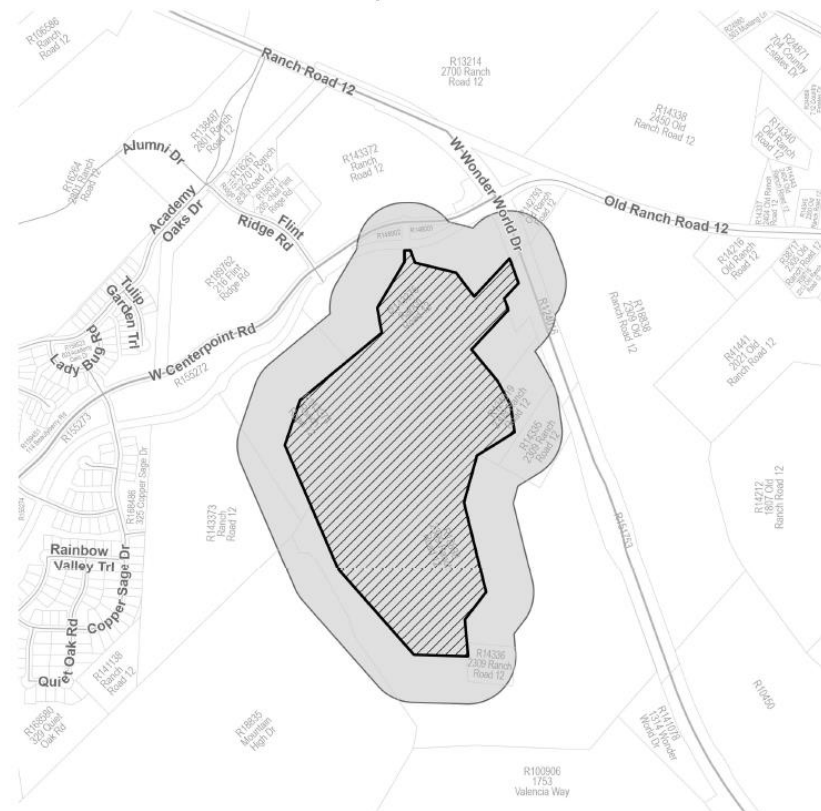
# Property Information

- Approximately 90 acres
- SW corner of the W. Centerpoint Rd & Ranch Rd 12 intersection
- Located within ETJ, annexation concurrently considered by City Council

ZC-23-02

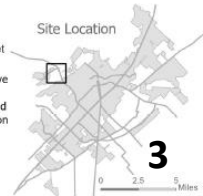
Hill Country Studios -  
W. Centerpoint Rd & Ranch Rd 12

400ft Buffer



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Date: 5/4/2023





# Context & History

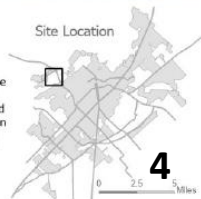
- Currently vacant
- Surrounding uses
  - Vacant/rural
- La Cima DA. Res. 2022-106R



- Subject Property
- Parcel
- City Limit



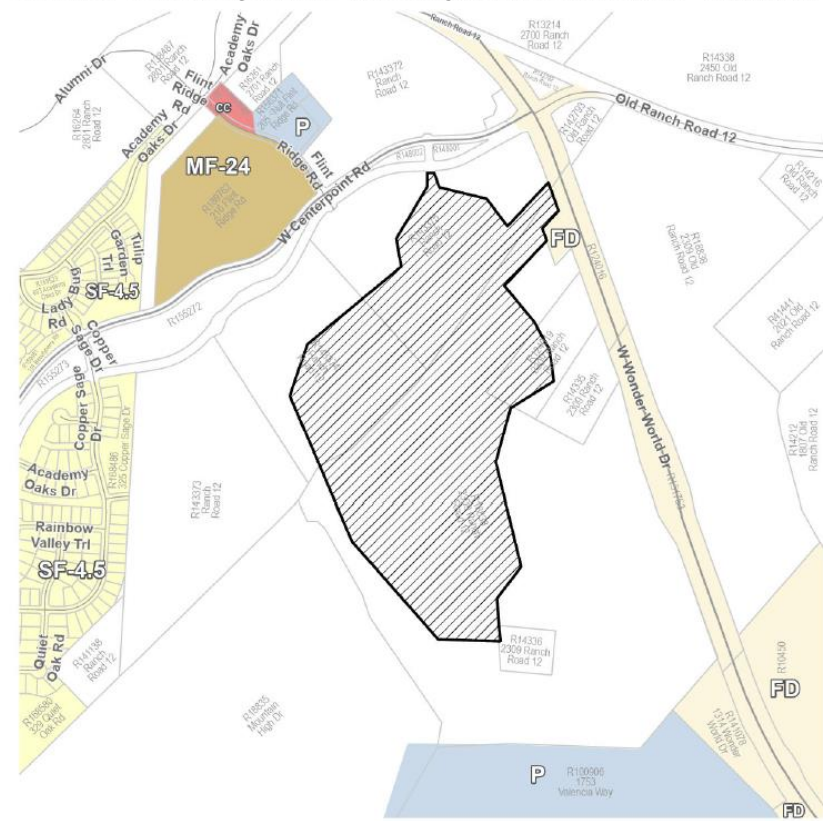
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Date: 5/3/2023





# Context & History

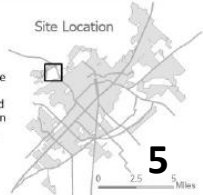
- Existing Zoning:  
Outside City Limit (ETJ)
- Proposed Zoning:  
Community Commercial (CC)
  - Allows Commercial uses, including Film & Television Production Facilities (per DA)



Subject Property  
 Parcel  
 CC  
 FD  
 MF-24  
 P  
 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.

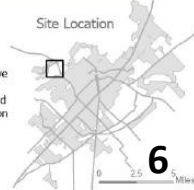
Open Space



Subject Property  
 Parcel  
 Low Intensity  
 Open Space



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# Comprehensive Plan Analysis

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

**Applicant requesting Legacy District “CC” within a Low Intensity & Open Space Zone. While Section 4.1.2.9 does not allow for new Legacy Districts, the Development Agreement was in place prior to the current code. Zoning request is consistent with existing Development Agreement.**

**Section 4.1.2.9 Legacy Districts**

The following districts are referred to as legacy districts. These districts exist in the former Chapter 4 of the Land Development Code and have been re-established in Chapter 9. These districts may eventually be replaced with a conventional residential, special, character, or neighborhood zoning district. No new legacy district may be added to the Official Zoning Map, nor may any boundary of an existing legacy district be expanded.

TABLE 4.8 LEGACY DISTRICTS

ABBREVIATED DESIGNATION	DISTRICT NAME
AR	Agricultural Ranch District
SF-11	Single Family District-11
MR	Manufactured Home District
D	Duplex Residential District
DR	Duplex Restricted District
TH	Townhouse Residential District
PH-ZL	Patio Home, Zero-Lot-Line Residential District
MF-12	Multiple-Family Residential District (12 units)
MF-18	Multiple-Family Residential District (18 units)
MF-24	Multiple-Family Residential District (24 units)
MU	Mixed Use District
P	Public/ Institutional
OP	Office Professional District
NC	Neighborhood Commercial District
CC	Community Commercial District
GC	General Commercial District
VMU	Vertical Mixed Use District



# Zoning Analysis

- Provide areas for quality larger general retail establishments and service facilities for the retail sale of goods and services
- Television/radio broadcasting, recording studio, telecommunication, and/or movie/media productions
- Film & television production facility

## Section 9.2.2.5 CC, Community Commercial

- A. **Purpose.** The CC, Community Commercial is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses.
- B. **Authorized Uses.** Permitted and conditional uses, as authorized in the Land Use Matrix in Section 9.3.1.2. Accessory uses as authorized in Section 9.3.2.1.
- C. **Additional Development Standards.** See Section 9.1.1.1.
- D. **Additional Area, Building and Height Requirements :**
  - 1. **Minimum Lot Area:**
    - a. Internal: 6,000 square feet
    - b. Corner: 7,500 square feet
  - 2. **Minimum Lot Frontage:**
    - a. Internal: 50 feet
    - b. Corner: 60 feet
  - 3. **Minimum Rear Yard:** Five feet, with an additional two feet required for each story above 24 feet, up to a maximum setback of 25 feet; there shall be no encroachment or overhangs into this required rear yard
- E. **Additional Requirements.** See Chapters 1, 2, 3, 6, and 7 for additional standards as applicable.



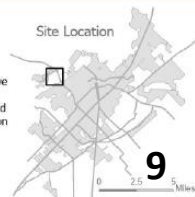


# Environmental Analysis

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



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# Infrastructure

## Streets

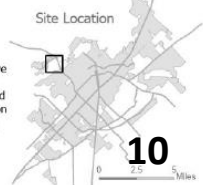
- Streetscape improvements based on DA
- Transportation Master Plan
- Block perimeter based on DA
- Bicycle & sidewalk connections

## Utilities

- City of San Marcos Water / Wastewater
- Pedernales Electric



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# Recommendation

- Staff recommends approval of ZC-23-02 as presented



# Zoning District Comparison Chart

Topic	<b>Existing Zoning: Future Development (FD)</b>	<b>Proposed Zoning: Community Commercial (CC)</b>
<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 Community Commercial (CC) district is intended to provide locations for limited (light) commercial and service-related establishments, such as wholesale product sales, automotive supply stores, veterinary services, and other similar limited commercial uses.
<b>Uses</b>	Residential / Agricultural ( <i>See Land Use Matrix</i> )	Commercial ( <i>See Land Use Matrix</i> )
<b>Parking Location</b>	No location standards	Based on use & Development Agreement
<b>Parking Standards</b>	Dependent upon use	Based on use & Development Agreement
<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	Based on Development Agreement
<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	Based on Development Agreement
<b>Impervious Cover (max)</b>	30%	80%
<b>Lot Sizes</b>	Minimum 2 acres lot area, Minimum 200 ft lot width	Based on Development Agreement – a minimum lot size of 6,000 square feet
<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.	Based on Development Agreement
<b>Blocks</b>	No Block Perimeter Required	Based on Development Agreement