



Public Hearing

ZC-21-26

Centerpoint Commons PA/FD/GC to CD-5

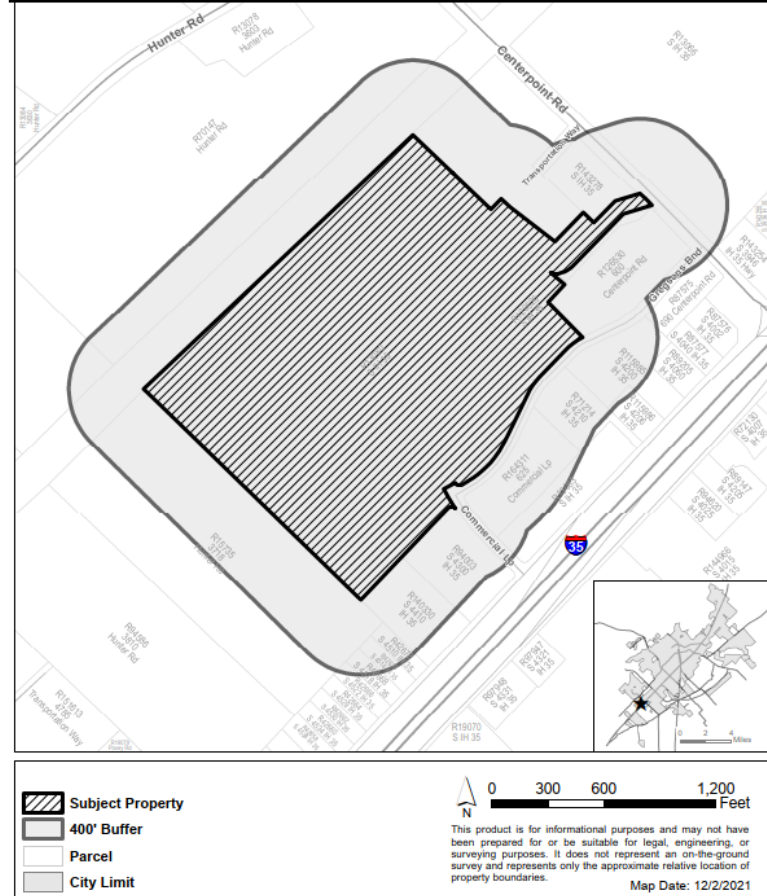
Consider approval of Ordinance 2022-09, on the second of two readings, amending the Official Zoning Map of the City in Case ZC-21-26, by rezoning approximately 70.89 acres, more or less, out of the Edward Burleson Survey, Abstract 63, generally located north of the intersection of Gregson's Bend and Commercial Loop, from Planning Area (PA), Future Development (FD), and General Commercial (GC) to Character District-5 (CD-5), or, subject to the consent of the owner, another less intense zoning district classification, including procedural provisions; and providing an effective date.



Property Information

- Approximately 70 acres
- Located on Gregson's Bend and Commercial Loop
- Primarily located within City Limits. Approx. 2 acres is located in the ETJ and an application for annexation of that section has also been submitted (AN-22-05)

ZC-21-26 400' Notification Buffer Centerpoint Commons CD-5 — Gregsons Bnd/ Commercial

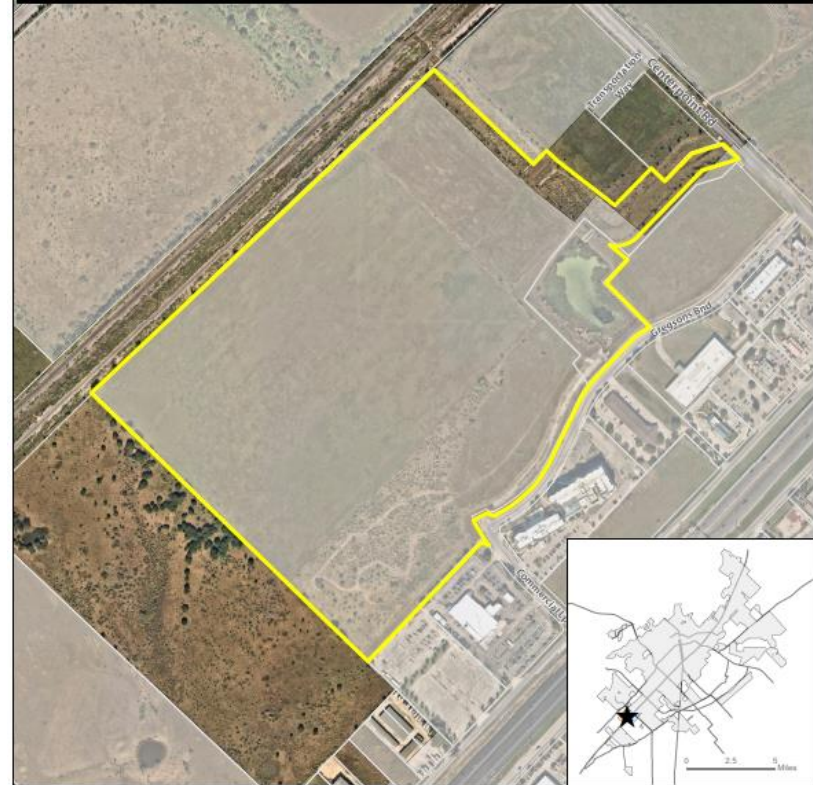




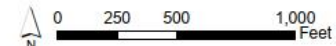
Context & History

- Currently Vacant
- Surrounding Uses
 - Hotels
 - Car dealership
 - Railway line
 - Rural/ undeveloped
- Originally annexed and zoned for “Sportsplex” development in March 2020 (Ord 2020-09).

ZC-21-26 Aerial View Centerpoint Commons CD-5 - Gregsons Bnd/Commercial Lp



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



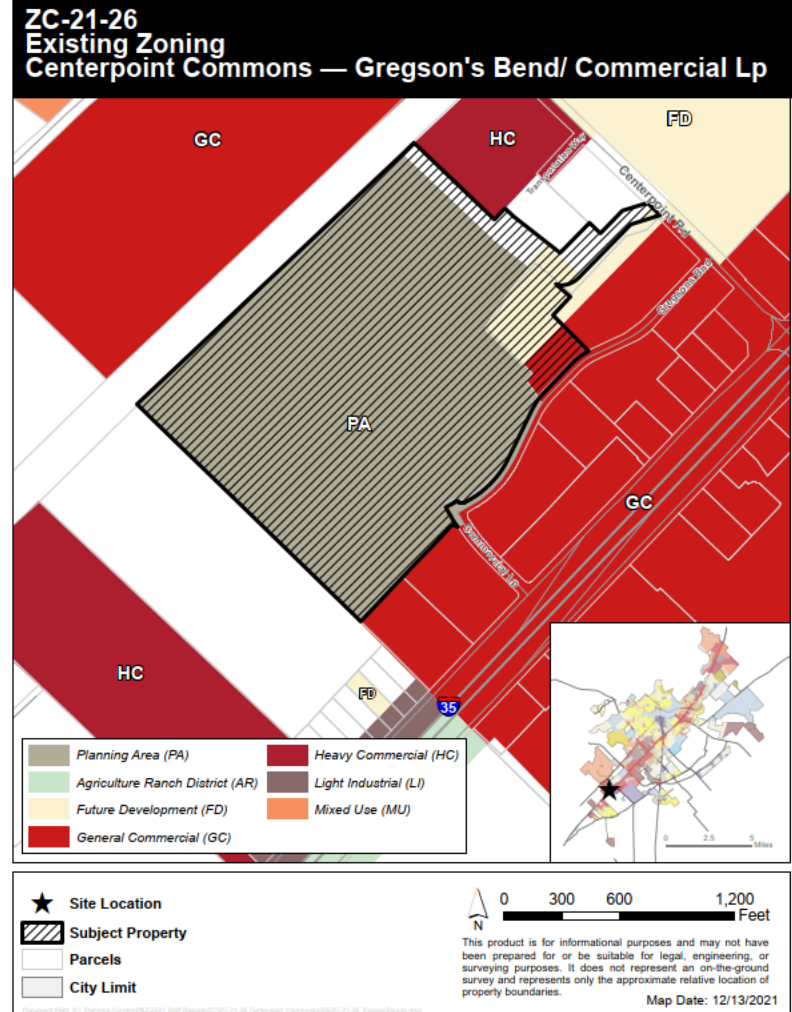
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 12/1/2021



Context & History

- Existing Zoning:
Planning Area (PA)
 - Allows for a mixture of zoning districts.
 - CD-4 (Character District-4): 0-10%
 - CD-5 (Character District-5): 10-40%
 - EC (Employment Center): 60-90%
 - LI (Light Industrial): 0-30%
- Proposed Zoning:
Character District-5 (CD-5)
 - Allows residential, retail, service, and commercial uses.

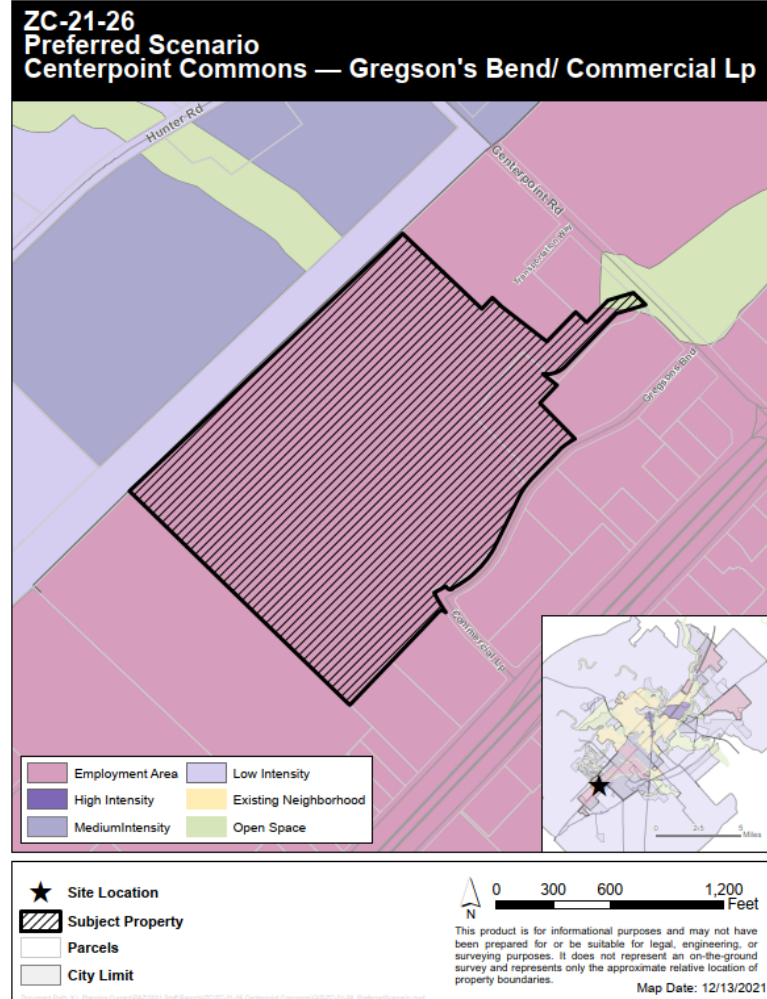




Comprehensive Plan Analysis

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

- Existing Preferred Scenario: Employment Area
- An area intended to accommodate economic growth and the recruitment of major employers





Comprehensive Plan Analysis

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

“Character District” (CD-5) within a “Employment Center.”

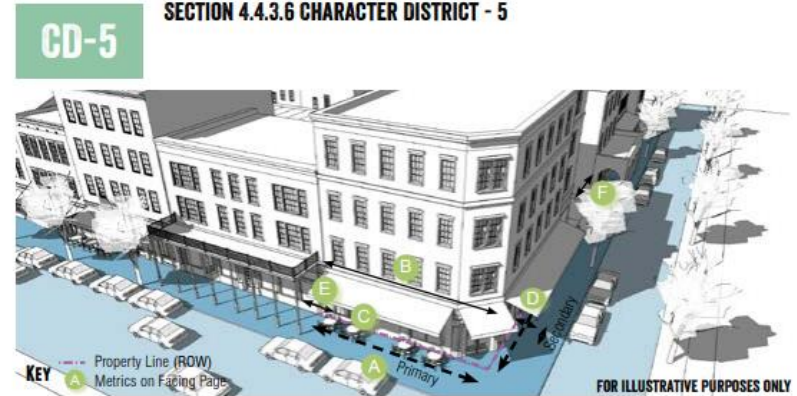
TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

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



Zoning Analysis

- CD-5 zoning is 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.
- Allowable Building Types:** *Accessory dwelling units; townhomes; apartments; live/work; mixed use shopfront, and civic.*
- Allowable Uses:** *wide variety of uses including Residential; Commercial; Public and institutional ; light manufacturing.*



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.



TRANSPORTATION

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

DENSITY

Impervious Cover	100% max.
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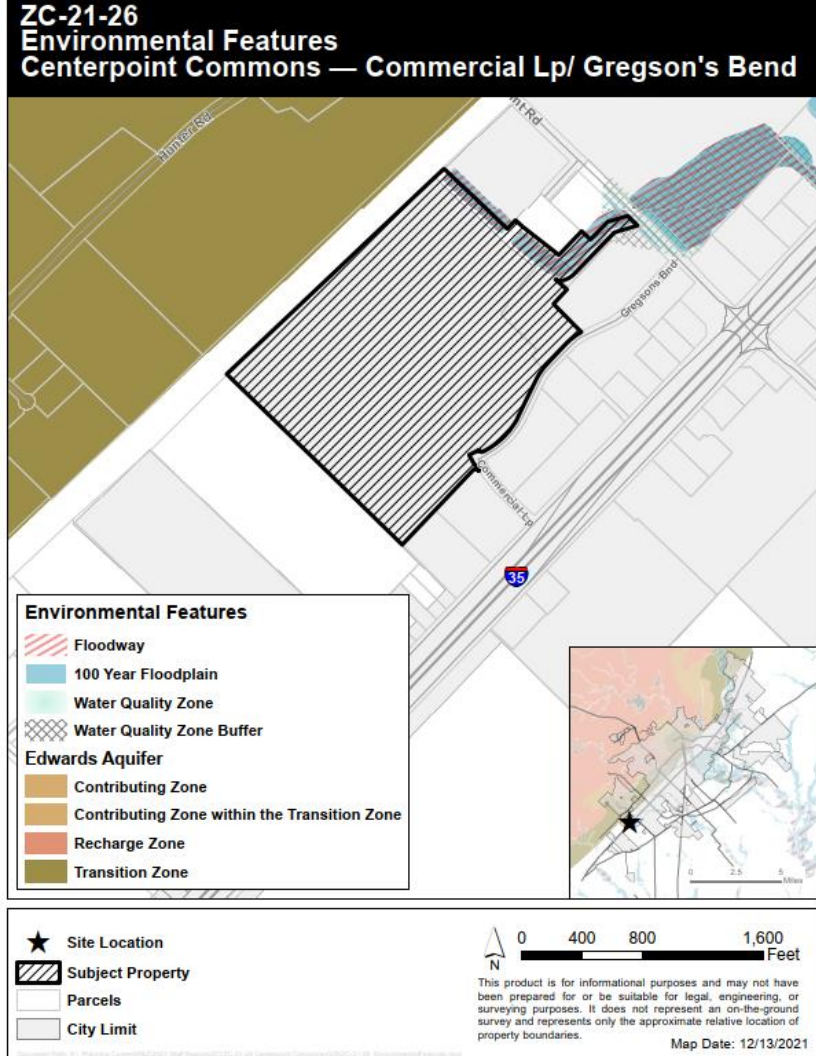
BUILDING TYPES ALLOWED

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

- Not located within the Edwards Aquifer Recharge Zone, Transition Zone or Contributing Zone.
- Floodway located within the site however this is dedicated as a drainage easement.
- Mostly shown as 1 “least constrained” on the Land Use Suitability Map.





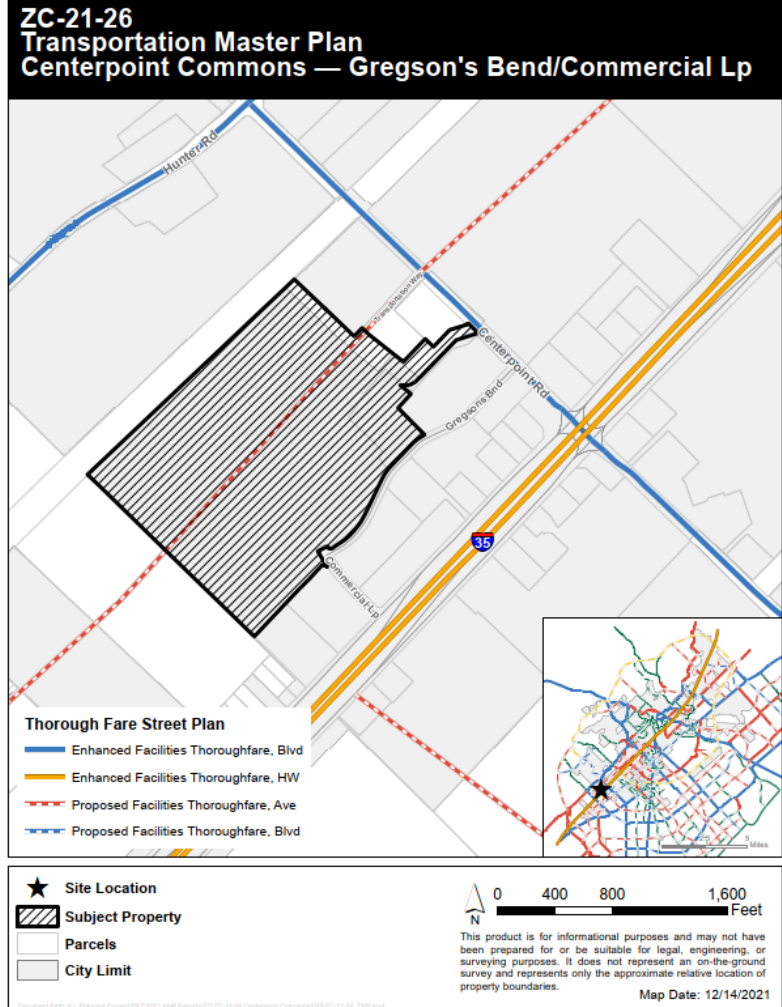
Infrastructure

- **Streets**

- Streetscape improvements required along Gregson's Bend.
- Proposed new avenue through the site per the Transportation Master Plan/.
- Block perimeter (2,000 feet)

- **Utilities**

- City of San Marcos Water / Wastewater
- Pedernales Electric





Recommendation

- At their January 11th meeting, P&Z voted 7-2 to recommend **denial** of ZC-21-26.
- Staff recommends **approval** of ZC-21-26 as presented.



Zoning District Comparison Chart

Topic	Existing Zoning: Planning Area District (PA)	Existing Zoning: Future Development (FD)	Existing Zoning: General Commercial (GC)	Proposed Zoning: Character District – 5 (CD-5)
Zoning Description	PA is intended for larger greenfield tracts in low to medium intensity areas or in employment areas where residential uses are incorporated into a corporate campus or similar employment type use. The planning area district creates urban environments with a mix of housing, civic, retail and service choices within a compact, walkable environment. These walkable environments are defined by an area encompassed within a one-quarter to one-half-mile radius. This distance is the average most pedestrians will walk before they consider other modes of transportation.	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 GC 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. The commercial uses within this district will have operation characteristics that are generally compatible with the CC, Community Commercial District.	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 with some limited commercial.	Residential / Agricultural (See Land Use Matrix)	Office, Service Uses, Retail, Commercial, etc. (See Land Use Matrix)	Residential, Commercial, Office, etc. (See Land Use Matrix)
Parking Location	Varies based on district	No location standards	No location standards	No parking in the 1st layer; Parking allowed in 2 nd layer along secondary street only
Parking Standards	Varies based on district	Dependent upon use	Dependent upon use	Dependent upon use
Max Residential Units per acre	N/A	0.4 units per acre (max)	Residential uses are not allowed	N/A
Occupancy Restrictions	N/A	N/A	N/A	N/A