

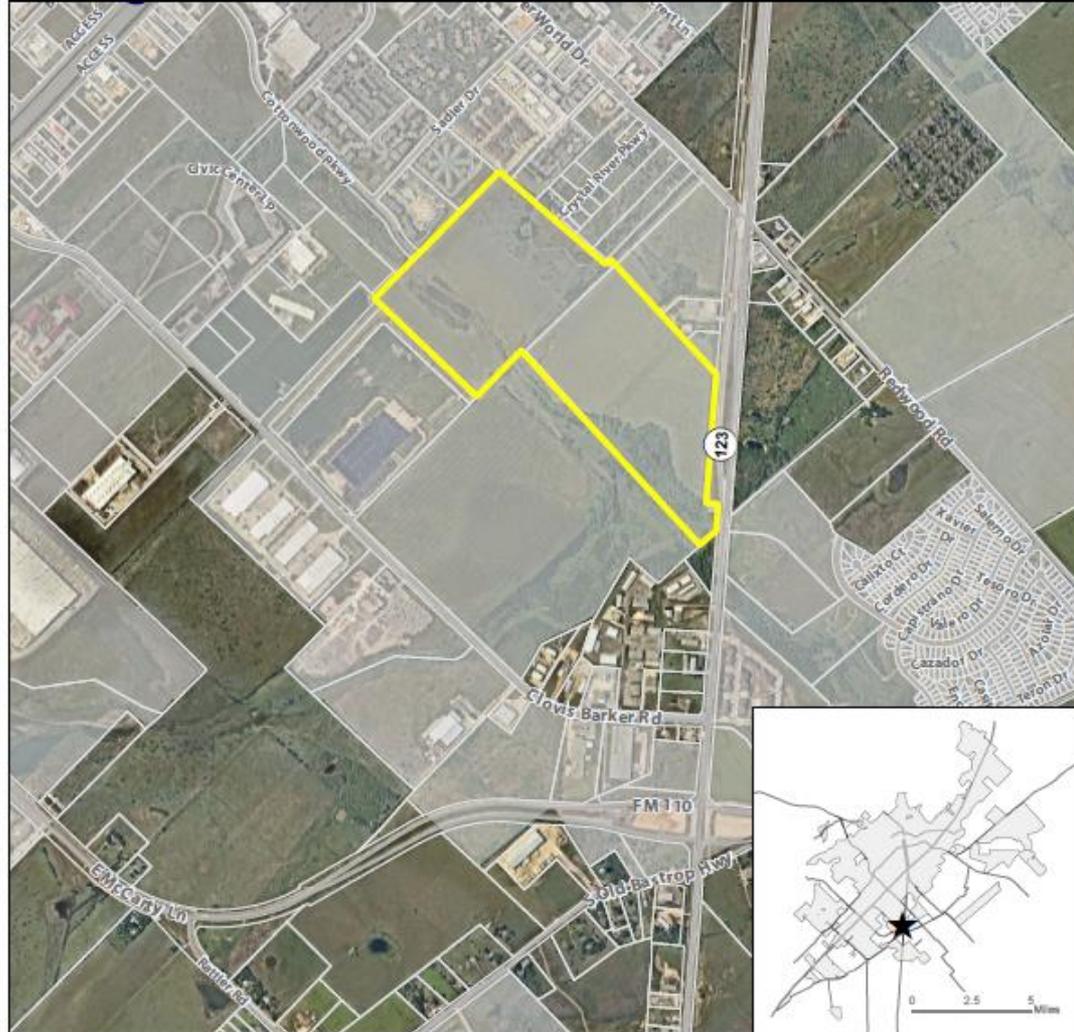
ZC-20-10 (The Barracks)

ZC-20-10 (The Barracks) Hold a public hearing and consider a request by Ed Theriot on behalf of McCoy Family Partnership One and Two for a Zoning Change from Future Development (FD) to Planning Area District – Medium Intensity (PAD-MI), for approximately 109.5 acres out of the Barnett O. Kane, Cyrus Wickson, and J.M. Veramendi No. 1 surveys, located near the intersection of Wonder World Drive and Hwy 123. (W. Parrish)

Location:

- Approximately 109 acres
- **Current Configuration:**
Vacant
- Surrounding uses include:
 - Multifamily
 - Nursing home
 - Vacant
 - Industrial
- Located primarily within Medical District Medium Intensity Zone, and partially within an Employment Area

ZC-20-10 Aerial View The Barracks — HWY 123

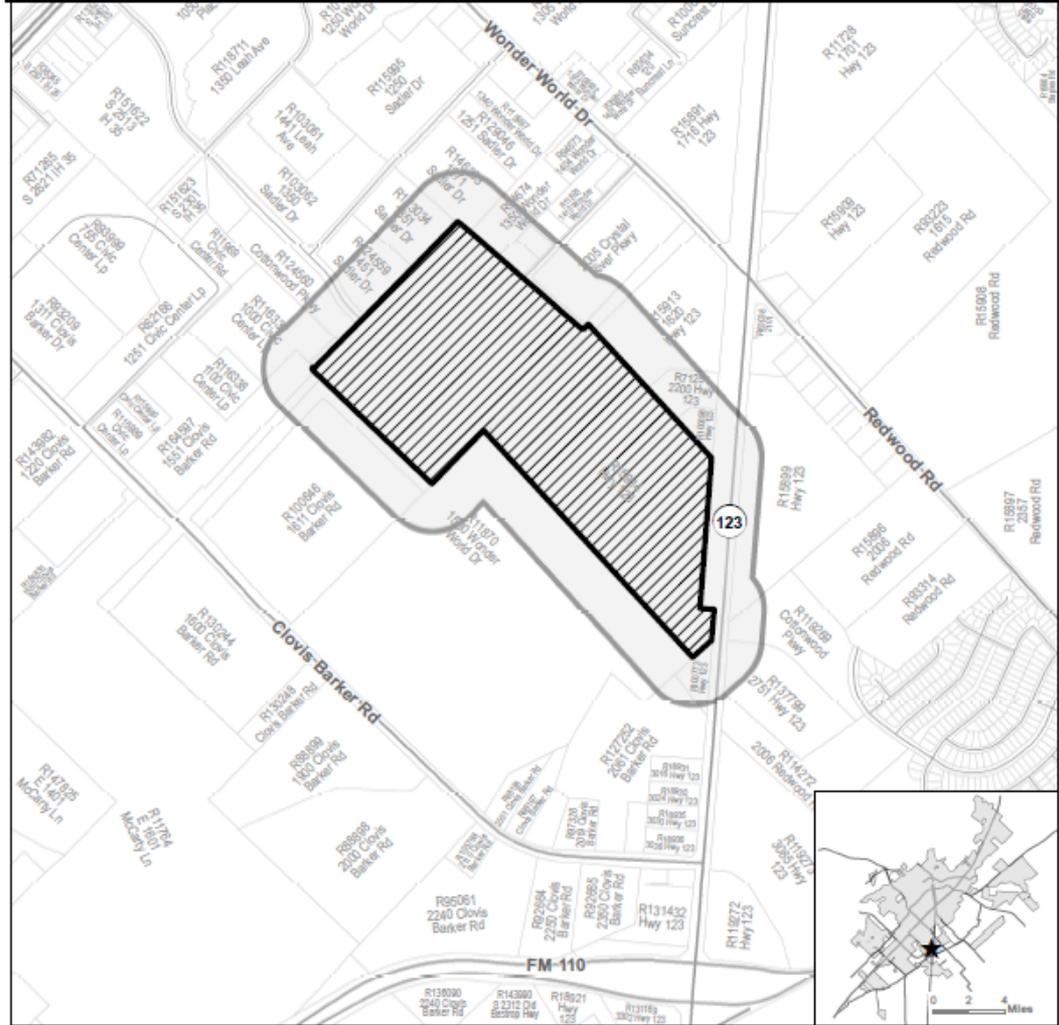


<ul style="list-style-type: none">  Site Location  Subject Property  Parcel  City Limit 	 <p>0 750 1,500 3,000 Feet</p> <p>This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.</p> <p>Map Date: 6/26/2020</p>
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Context & History

- **Existing Zoning:** Future Development (FD)
- **Proposed Zoning:** Medium Intensity - Planning Area
- Proposed zoning allows applicant to assign Character Districts 1-5 to parcels within the development.
- Planning Area zoning is intended for greenfield development to provide flexibility to master developer.

ZC-20-10 400' Notification Buffer The Barracks — HWY 123



★	Site Location	<p>0 625 1,250 2,500 Feet</p>
	Subject Property	
	400' Buffer	
	Parcel	
	City Limit	

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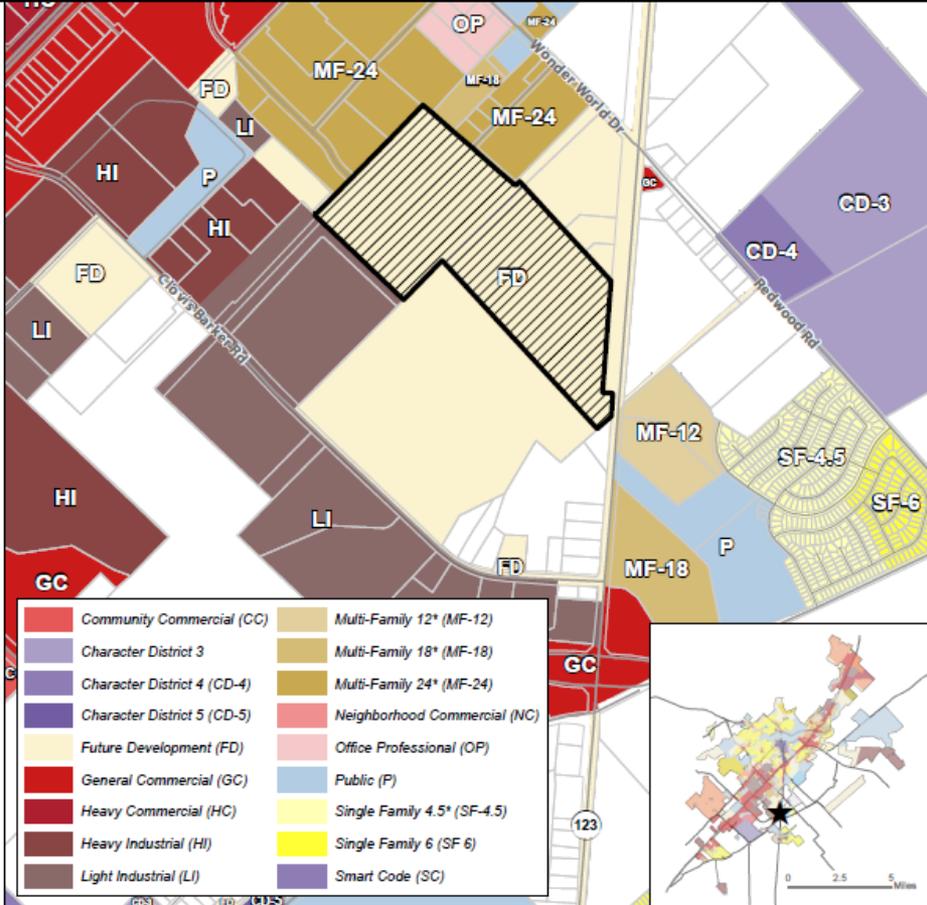
Map Date: 6/26/2020

What is a Medium Intensity Planning Area?

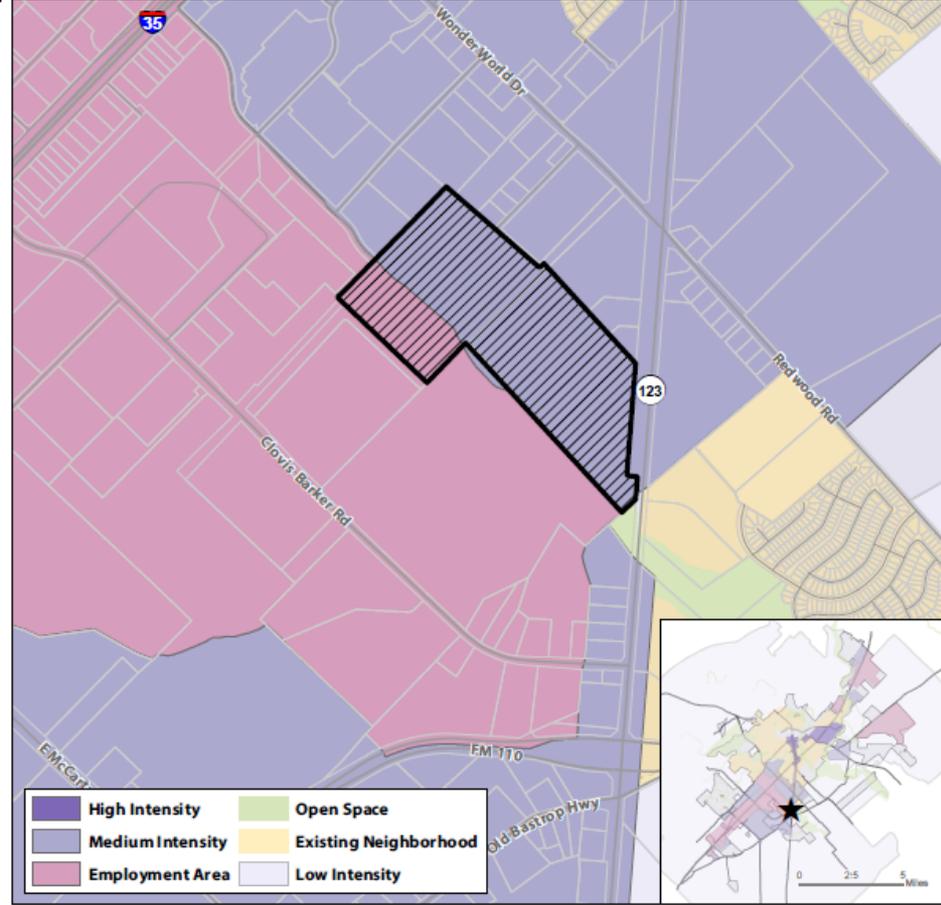
- Planning Area’s allow master developers the flexibility to shift development plans over time to meet demand.
- Developers may choose from allowed character districts, with each district having a maximum allowed percentage.
- Developers submit a regulating plan to ensure compliance over time with regulations.
- Planning Areas also have additional standards
 - Increased parkland requirements
 - Minimum 10% of units must meet affordable housing standards of 4.3.1.1.

Medium Intensity Zone	CD-1, 2, or 3	10 - 30%
	CD-4	30 - 60%
	CD-5	10 - 30%

ZC-20-10 Existing Zoning The Barracks — HWY 123



ZC-20-10 Preferred Scenario The Barracks — HWY 123



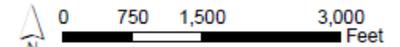
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 6/26/2020

- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 6/26/2020

Comprehensive Plan Analysis

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

Applicant is requesting a “Medium Intensity Planning Area” (MI-PA) primarily within an Medium Intensity Zone. The Code directs us to Section 4.1.2.4 – 4.1.2.5

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	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

Medium Intensity - Planning Area Zoning Analysis:

- The Medium Intensity Planning Area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.
- **Allowable Building Types:** House, Cottage, Accessory Dwelling Unit, Zero Lot Line House, Duplex, Cottage Court, Townhouse, Courtyard Housing, Apartment, Live/Work, Neighborhood Shopfront, Mixed Use Shopfront, and Civic Building.
- Proposed rezoning aligns with vision of the Comprehensive Plan, which states that the community needs **diversified housing options.**
- The property is vacant.



SECTION 4.4.3.7 PLANNING AREA DISTRICT

TABLE 4.14 PLANNING AREA DISTRICT ALLOCATION

PREFERRED SCENARIO AREA	PLANNING AREA DESCRIPTION	DISTRICT	% ALLOCATION (BUILDABLE LAND)
Employment Center	Employment Planning Area. The intention of the employment planning area is to accommodate large employers or a corporate campus that can incorporate some residential or mixed use.	CD-4	0 - 10%
		CD-5	10 - 40%
		EC	60 - 90%
		LI	0 - 30%
High Intensity Zone	High Intensity Planning Area. The intention of the high intensity planning area is to accommodate high intensity and high density infill development within a compact mixed use area.	CD-1, 2, or 3	0 - 10%
		CD-4	10 - 30%
		CD-5	60 - 90%
Medium Intensity Zone	Medium Intensity Planning Area. The intention of the medium intensity planning area is to accommodate new master planned communities with diverse housing types developed around a 5 minute walk to all services.	CD-1, 2, or 3	10 - 30%
		CD-4	30 - 60%
		CD-5	10 - 30%
Low Intensity Area	Conservation Planning Area. The intention of the conservation planning area is to preserve large areas of environmentally sensitive or prime agricultural lands while providing for clustered residential development in appropriate areas.	CD-1 or 2	50% min.
		CD-3	20 - 40%
		CD-4	10 - 30%
		CD-5	0 - 5%

At this time, Developer is primarily interested in developing:

- For Sale townhomes
- Multifamily

Townhomes:

- Can be developed in CD-4 and CD-5 zoning districts

Purpose Built Student Oriented Housing

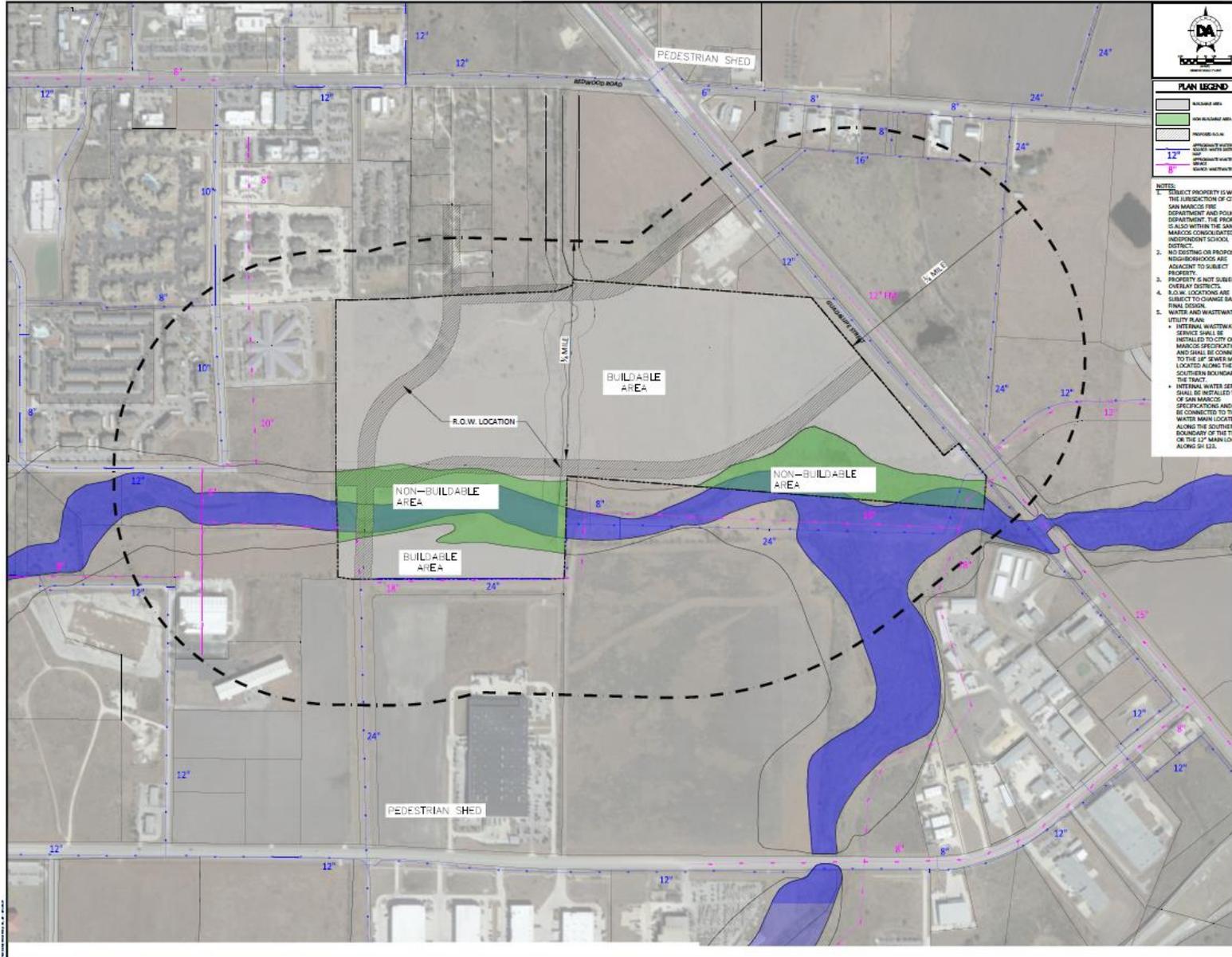
- Not requested at this time
- Only allowed in CD-5
- Would require a CUP

Applicant intends for Commercial Uses along SH 123 in the future. Commercial uses allowed in:

- CD-4 (limited)
- CD-5

Medium Intensity Zone	
CD-1, 2, or 3	10 - 30%
CD-4	30 - 60%
CD-5	10 - 30%

Development Plan



DA
DOUGLET & ASSOCIATES
CIVIL ENGINEERS & ARCHITECTS
1401 E. UNIVERSITY, SUITE 110
SAN MARCOS, TEXAS 78666
www.dadouglet.com
P&ID File Number: 10100000

PLAN LEGEND

- BUILDABLE AREA
- NON-BUILDABLE AREA
- PEDESTRIAN SHED
- 12' R.O.W. LOCATION
- 24' R.O.W. LOCATION
- 8' R.O.W. LOCATION

NOTES:

1. SUBJECT PROPERTY IS WITHIN THE JURISDICTION OF CITY OF SAN MARCOS FIRE DEPARTMENT AND POLICE DEPARTMENT. THE PROPERTY IS ALSO WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
2. NO EXISTING OR PROPOSED NEIGHBORHOODS ARE ADJACENT TO SUBJECT PROPERTY.
3. PROPERTY IS NOT SUBJECT ANY OVERLAY DISTRICTS.
4. R.O.W. LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN.
5. WATER AND WASTEWATER UTILITY PLAN:
 - * INTERNAL WASTEWATER SERVICE SHALL BE INSTALLED TO CITY OF SAN MARCOS SPECIFICATIONS AND SHALL BE CONNECTED TO THE 24" SEWER MAIN LOCATED ALONG THE SOUTHERN BOUNDARY OF THE TRACT.
 - * INTERNAL WATER SERVICE SHALL BE INSTALLED TO CITY OF SAN MARCOS SPECIFICATIONS AND SHALL BE CONNECTED TO THE 24" WATER MAIN LOCATED ALONG THE SOUTHERN BOUNDARY OF THE TRACT OR THE 12" MAIN LOCATED ALONG SH 123.

DEVELOPMENT PLAN

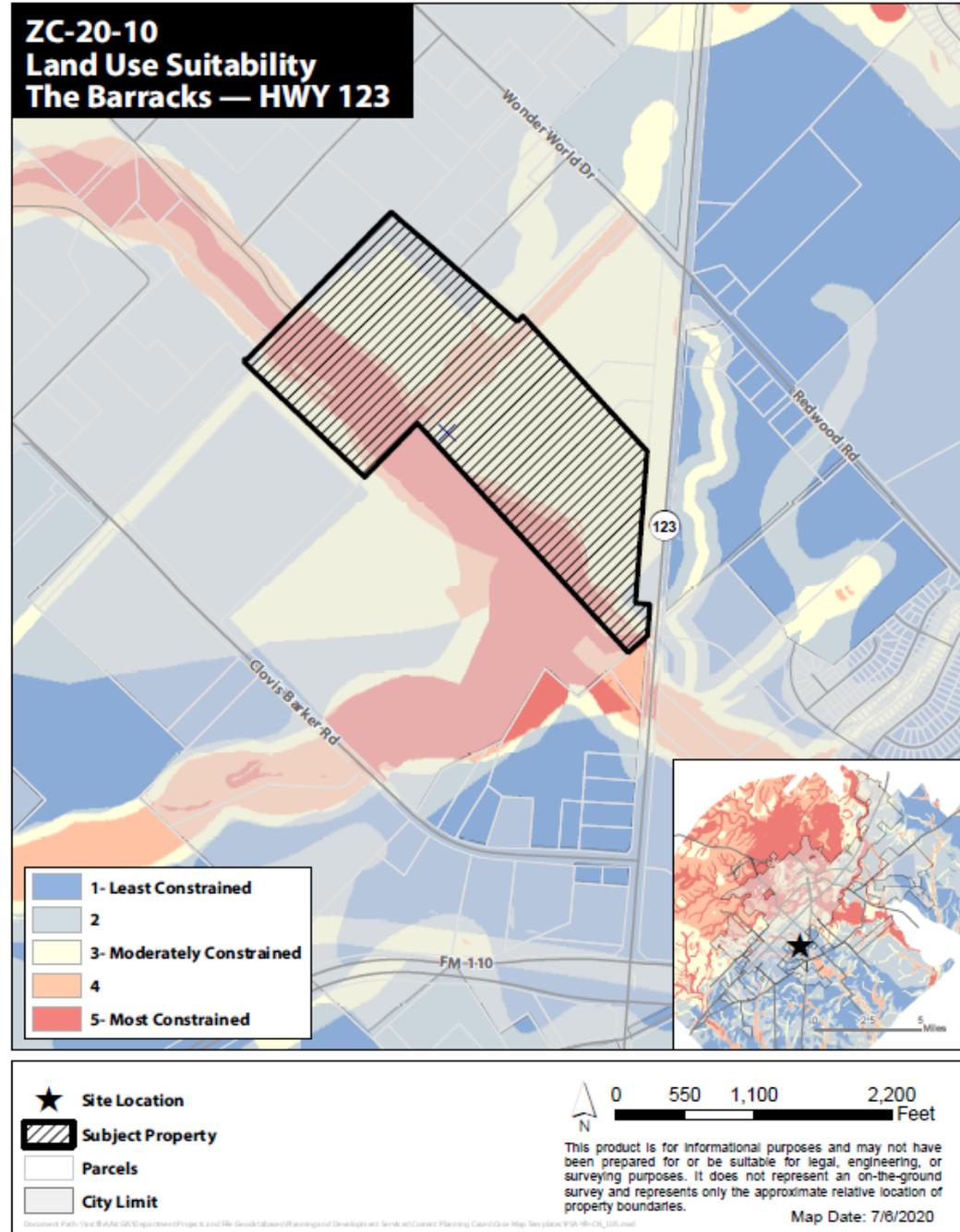
BARRACKS
ARCHITECTURE
AT SAN MARCOS
SAN MARCOS, TEXAS

DESIGNED BY	ALAN BARRACKS
CHECKED BY	JIM BARRACKS
DATE	08/11/2021
PROJECT NO.	10100000
SHEET	1
OF	1

Project No: 10100000

Environmental Analysis

- Located within the Cottonwood Creek Watershed.
- Cottonwood Creek floodplain flows through the property. Applicant has identified this as Non-Buildable Area on Development Plan.
- Not located within any Edwards Aquifer Zone.
- Not located on significant slopes.



ENVIRONMENT & RESOURCE PROTECTION – Land Use Suitability & Development Constraints

	1 (least)	2	3 (moderate)	4	5 (most)
Level of Overall Constraint			X		
Constraint by Class					
Cultural				X	
Edwards Aquifer	X				
Endangered Species	X				
Floodplains	X	X		X	X
Geological	X				
Slope	X				
Soils	X				
Vegetation	X				
Watersheds	X				
Water Quality Zone	X			X	X

Staff Recommendation:

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from “FD” Future Development to “MI-PA” Medium Intensity – Planning Area.

Zoning District Comparison Chart

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Medium Intensity Planning Area (MI-PA)
Zoning Description	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.	MI-PA is intended for larger greenfield tracts in medium intensity areas where residential uses and commercial uses are developed as part of a master plan. 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.
Uses	Residential and Agricultural (See Land Use Matrix)	Residential and commercial. (See Land Use Matrix)
Parking Location	No location standards	Varies based on district
Parking Standards	2 spaces per dwelling unit (if single family detached)	Varies based on use
Max Residential Units / acre	0.4 units per acre (max)	Based on parking
Occupancy Restrictions	N/A	N/A
Landscaping	Tree and shrub requirements	Parking lot and Street Tree requirements
Building Height (max)	2 stories	CD-1: N/A CD-4: 3 stories CD-2: N/A CD-5: 5 stories CD-3: 2 Stories
Setbacks	50' front, 25' secondary street, 20' side, 20% rear	Based on Zoning District

Topic	Existing Zoning: Future Development (FD)	Proposed Zoning: Planning Area (PA)
Impervious Cover (max)	30%	CD-1: 20% CD-4: 80% CD-2: 20% CD-5: 100% CD-3: 60%
Lot Sizes	Allows a variety of lot sizes depending on Building Type.	Lot size varies depending on zoning district and building type.
Streetscapes	Residential Street: 5' sidewalk for lots smaller than 1 acre, street trees every 40' on center average, 7' planting area.	Residential and Main Street.
Blocks	No Block Perimeter Required	CD-1 and CD-2: N/A CD-3: 2,800 ft. block perimeter CD-4: 2,400 ft. block perimeter CD-5: 2,000 ft. block perimeter